



GRASSROOTS
REALTY GROUP

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**131 Fairway Drive
Coaldale, Alberta**

MLS # A2236810



\$649,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,846 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, O		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, A/C, UG sprinklers. central vac. garage wheel chair lift

Welcome to 131 Fairway Drive in Coaldale! Located right on Land O' Lakes Golf Course, this one story bungalow is an amazing home with 1,845 square feet of living space with a double attached garage. As soon as you enter the home, you'll notice how much space there is. The office at the front of the home will be perfect if you work from home. The large living room has room for all of your relaxation furniture and space for a big TV. The kitchen has an island and lots of space for cooking dinner and the big window allows lots of natural light in the dining room. In the summer, you can even head out onto the deck for supptime. This level also features the primary bedroom complete with a 3pc ensuite and an additional bedroom. No need to go downstairs for laundry either as there's a dedicated laundry room on this level as well. Downstairs, the standout feature is the huge recreation room that can be made into whatever you need! There's also two more bedrooms here, a 3pc bathroom, and the utility room. At this location, this home won't sit long. Contact your favourite REALTOR® today!