



**GRASSROOTS**  
REALTY GROUP

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**2546 Aspen Drive  
Coaldale, Alberta**

**MLS # A2237222**



**\$727,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Few Trees, Landscaped, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Smart Home, Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** None

Designed with both function and family fun in mind, this exceptional home offers an ideal blend of comfort, space, and style. Featuring a sunroom, mudroom, over 550 sq. ft. of outdoor decking, and a second-level theatre room with a zoned sound system, it's ready for that special family to move in and make memories. With 4 spacious bedrooms and 4 bathrooms, this home offers plenty of room to grow. Enjoy the convenience of two family rooms, a heated double-car garage, and an extra-large front driveway—perfect for gatherings or multi-vehicle households. Comfort and quality are evident throughout with a high-efficiency furnace, in-floor heating in the ensuite and lower-level bathroom, and thoughtful extras like underground sprinklers and a gas BBQ hookup. Whether you're relaxing in the theatre room, entertaining on the deck, or enjoying quiet mornings in the sunroom, this home delivers in every way. Easy to show and ready to impress!