



GRASSROOTS
REALTY GROUP

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2131 Cottonwood Drive
Coaldale, Alberta

MLS # A2238505



\$650,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,785 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Home One Soffit Lights(great for all the holidays)

Beautiful two storey home in desirable Cottonwood Estates with fantastic landscaping features in the yard including large patio with fire pit, cedar fence, and underground sprinklers for the lawn. Backs on to some greenspace too! Inside, main floor features 9 foot ceilings, and foyer is open to above to give that grand feeling on entry. Main floor features vinyl plank flooring and a beautiful kitchen with quartz counter, stainless steel appliances, large island, and pantry with more cupboards, drawers and countertop for coffee station/small appliances. Living room has large window that lets in tons of light. along with a gas fireplace that is perfect in the winter months. Dining space is a good size and walks out to a covered deck with stairs to yard. There is also a 2 piece bathroom on main. Upper level also has 9 foot ceilings and contains 3 bedrooms including primary with beautiful ensuite featuring double sinks, fully tiled walk-in shower, and walk-in closet. There is also another full bathroom with a tub/shower combo, and a separate laundry room on the 2nd floor. Basement also has 9 foot ceilings and is fully developed with large family room featuring wet bar with sink and bar fridge. A large office/flex room is adjacent and features a beautiful built-in desk and wall of cabinets. It has been used as a bedroom in the past. Could also be great for gym equipment! Basement also contains a full bathroom with tub/shower combo, separate storage room, and utility room. Yard is fully fenced and landscaped with extensive patio and fire pit. Perfect for entertaining! Home has conveniences of brand new a/c unit just installed in June 2025, underground sprinklers in the yard, heater in the garage, and even HomeOne Soffit Lights that you control from your phone for any colour light you want when it's the holidays! Interior garage measurements are 23 feet wide by 30 feet deep and is

perfect for your vehicles. Move in and enjoy!