



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

2112 30a Avenue
Coaldale, Alberta

MLS # A2242054



\$640,000

Division:	NONE		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,061 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Dog Run Fenced In,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RESIDENTIAL R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s)		
Inclusions:	Basement Bedroom TV, Garage TV and Sound System		

Tucked away in a quiet cul-de-sac walking distance from the prestigious Land-O-Lakes Golf Course, this elegant home offers over 2,000 sq. ft. above grade and a layout designed for comfort and style. Inside, you'll find vaulted ceilings, large windows and skylights that flood the space with natural light. The open-concept main floor, perfect for entertaining or relaxing with family. The kitchen is a chef's dream, complete with granite countertops, custom cabinetry, an induction range, and plenty of storage. Step outside to your private backyard oasis featuring a spacious patio, mature trees, underground sprinklers, and a tranquil green strip behind, plus a dedicated dog run for your four-legged friends. The walk-out basement provides additional space and endless possibilities for indoor-outdoor living. Unwind in the luxurious primary suite, featuring a steam shower and a jetted tub for the ultimate spa-like experience. This home combines location, space, and upscale finishes in one beautiful package. Contact your REALTOR® today for a showing!