



GRASSROOTS
REALTY GROUP

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**13 Coleman Crescent
Blackfalds, Alberta**

MLS # A2242751



\$519,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	2009 (16 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas
Floors:	Carpet, Laminate, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Open Floorplan, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Shed

Welcome to Cottonwood Estates in family friendly Blackfalds!! This quiet neighbourhood is close to Schools, parks and shopping. A beautiful 1300 sq ft Bungalow featuring 5 bedrooms, 3 bathrooms with a large double attached heated garage. The home boasts an open concept main floor with vaulted ceilings and large windows for that warm natural light. The u-shaped kitchen features a breakfast bar, ideal for entertaining, with plenty of rich cabinetry and counter space, and a pantry for extra storage. Plenty of room to host gatherings or entertain family and friends in the spacious Living Room. Retreat to the Primary bedroom complete with a walk-in closet and a 3pc ensuite for those relaxing days. A full 4pc bathroom and 2 more good sized bedrooms can be found on the main floor. Stay active in the fully finished basement with in-floor heating throughout. Bring your games to the enormous family room, 2 large bedrooms, another 4pc bathroom, and an oversized utility/laundry room with plenty of storage finish off of the well laid out lower level. Enjoy summer barbecues on the east facing deck overlooking the fully fenced and landscaped yard. The oversized heated garage has plenty of room for storage and parking. Sellers are motivated and open to earlier possession date!