



GRASSROOTS
REALTY GROUP

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**2135 Cottonwood Drive
Coaldale, Alberta**

MLS # A2244558



\$724,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,155 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.02 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, A/C

Looking for that perfect home in Coaldale? Look no further than 2135 Cottonwood Drive! this newly built 2025 home has all you could ever want. The main level features a big foyer and a den at the front of the home. Moving inward, the bit kitchen has tons of space for nightly meals including a massive island. The dining room flows right into a bright living room area complete with high ceilings and fireplace. The primary bedroom can be found on this level and it includes a walk-out to the back deck, a huge walk-in closet and a 3pc ensuite. There's also another 2pc bathroom, mudroom, and laundry on this level. The attached double garage has two entrances — one in the foyer and one through the laundry! Moving upstairs, your kids will love the three big bedrooms. There's also a 4pc bathroom up there. Downstairs is partially finished and is just waiting for your final touches. Two more bedrooms and a bathroom are on this level along with plenty of storage space. The big feature is the massive rec room that will be a standout of this incredible home when complete. Outside, you have a great deck for the warm southern Alberta months and some green space for family activities. Located in a desirable neighboured and close to all Coaldale has to offer, this home shows 10/10. Contact your favourite REALTOR® today!