



GRASSROOTS
REALTY GROUP

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**8149 26 Avenue
Coleman, Alberta**

MLS # A2247804



\$715,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,694 sq.ft.	Age:	1984 (41 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Boiler, Combination, Electric, Fireplace(s), Natural Gas, Radiant, Zoned	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Skylight(s)		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, OTR microwave, Washer/dryer x 2, Pergola on deck, Backyard storage shed & base, Closet organizers in master and secondary upstairs bedroom, Garage workbench.

Welcome to Campbell heights! This highly desirable location in Coleman is perched up on a a knoll on the North side of the valley, and will make you feel like you are on top of the Crowsnest pass. Phenomenal views from the east end of the Crowsnest Pass, all the way west to the Continental divide are taken advantage of from this great location. The morning sunrise over Turtle mountain will be amazing from the large east facing deck. Remodelled in recent years, this large (nearly) 1700sqft home, plus basement has a lot of space for your family. Enjoy the big kitchen with granite countertops and a large sunken living room with vaulted ceiling, that has a ton of natural light both from skylights and large east, south and west facing windows. A huge bonus and potential mortgage payment helper is a super nice, large, 1 bedroom suite (classified as an illegal suite), with a convenient separate entrance from the walkout basement. This could be ideal for additional roommates, for the in-laws, or possibly as a short term rental unit. The single garage is heated, and extra deep measuring in at 14'x28'x14'; deep.