



GRASSROOTS
REALTY GROUP

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**15 Ironstone Drive
Coleman, Alberta**

MLS # A2249492



\$519,900

Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,260 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, No Neighbours Behind, Rectangular Lot, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Mixed, Stone, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: None

Welcome to Ironstone Lookout, where luxury, comfort, and breathtaking views create the ultimate mountain retreat. This executive bungalow townhome features a thoughtful floor plan with 2 bedrooms on the main level and 3 additional bedrooms below, offering over 2,300 sq. ft. of finished living space. Inside, you'll be captivated by end-to-end vaulted ceilings, an airy open layout, and unobstructed views of the South Range mountains right from your living room. The heart of the home boasts a chef-inspired kitchen with a butler's pantry that connects seamlessly to the oversized garage - perfect for busy households and entertaining. A two-sided fireplace adds warmth and elegance, creating cozy ambiance between the living room and the primary suite. A spacious mudroom with main floor laundry keeps daily life convenient. Step outside to the south-facing deck, the ideal place to soak in sunshine and mountain vistas year-round. Downstairs, the fully developed basement expands your living space with a generous family room, three additional bedrooms, and ample storage. Designed for effortless living, this home combines quality finishes with a smart layout, whether you're seeking a full-time residence or the perfect mountain getaway. Contact your REALTOR® today to book a private showing and experience Ironstone Lookout for yourself.