



GRASSROOTS
REALTY GROUP

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3120 22 Street
Coaldale, Alberta

MLS # A2250722



\$600,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,598 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Wood Siding	Zoning:	R-1A
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: Fridge, stove, OTR microwave, dishwasher, all window coverings, shelving in garage, central a/c, garage door opener and control

Welcome to this gorgeous family home in Coaldale, perfectly situated backing onto a peaceful green strip! With room for everyone, the main floor features an open-concept layout that's ideal for both everyday living and entertaining. The spacious kitchen with corner pantry flows easily into the dining and living areas, while two bedrooms, a full bathroom, and convenient main-floor laundry add to the functionality. Upstairs, the private primary suite is a true retreat with a large walk-in closet and spa-like ensuite complete with double sinks and a soaker tub. The fully developed basement offers even more space for family time with a huge family room, two additional bedrooms, full bathroom, and great storage. Outside, the backyard is beautifully landscaped with a deck that overlooks the green strip—perfect for kids to play and for relaxing summer evenings. This is a wonderful place to put down roots and watch your family grow.