



GRASSROOTS
REALTY GROUP

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**2202 Cedar Crescent
Coaldale, Alberta**

MLS # A2253160



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,634 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Composite Siding
Foundation:	Poured Concrete
Features:	Built-in Features, Granite Counters, Pantry, Storage

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

Inclusions: Fridge, gas oven, hood fan, microwave, window coverings, dishwasher, garage door opener + remote, kitchen table

Located in the heart of Cottonwood, directly across from the park and close to the Land O’ Lakes Golf Course, this beautifully designed 1634 sq ft bi-level home offers an unbeatable combination of comfort, location, and quality craftsmanship. The spacious chef’s kitchen features a gas stove, walk-through butler pantry, and a custom breakfast nook complete with a large, built-in table—perfect for family gatherings and entertaining. Large front windows flood the home with natural light, while professionally tinted west-facing windows with power blinds help maintain comfort and privacy. Main floor laundry adds convenience to your daily routine. Above the garage, you’ll find a generous primary retreat with a walk-in closet featuring custom built-in cabinetry. The luxurious ensuite is complete with a soaker tub, double vanities, and a large walk-in shower. The fully developed basement features 9’ ceilings, a spacious family room, two additional bedrooms, a 4-piece bathroom, and a built-in dry bar/entertainment area, all finished with matching granite countertops for a seamless look throughout. Additional features include a heated garage, durable Hardie board siding, a professionally landscaped yard, and solar panels for enhanced energy efficiency and reduced utility costs. This home offers the perfect blend of location, lifestyle, and thoughtful upgrades. A true must-see!