



GRASSROOTS
REALTY GROUP

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**22 Coachill Street
Blackfalds, Alberta**

MLS # A2253747



\$689,000

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,527 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Dog Run Fence		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1N
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

22 Coachill is the full package! This wonderful fully finished family home has it all and so much to offer any buyer. The grand entrance is modern yet simple spacious and sophisticated. The main level has a open concept with gorgeous dark engineered hardwood carrying throughout. The kitchen is simply a dream come true for anyone with the classic white oak cabinetry with soft close drawers, beautiful granite countertops which are also present in every bathroom and a walk-in pantry as a added bonus. You will get your techy and futuristic vibes with a state of the art "Smart" Fridge and beautiful appliances. Two generous sized bedrooms/office accompany the main level and the huge master bedroom is located on the upper level. The basement is fully finished with a 4th bedroom, full bathroom and a well designed family room/rec room/ gym area whatever your heart desires. Never worry about not being cozy and comfortable, both central air as well as underfloor heat are features of the house to help you have that perfect feel in the home. Now let's talk about the triple car garage that is fully finished with shelving, cabinets and front and back garage doors for easy movement if doing work in the garage. As impressive as the house is, the yard is equally gorgeous and one of a kind! Enjoy the south facing private backyard from your incredible sunroom. Underground sprinklers keep the yard green and fresh nearly all year round. Permanent LED lighting installed on the front of the home with over 250 different settings will keep you festive for every holiday...or hockey game! This stunner is located perfect and offers so much to all types of buyers!