



GRASSROOTS
REALTY GROUP

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3115 22 Street E
Coaldale, Alberta

MLS # A2258883



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,665 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Greenbelt, Landscaped, See Remarks		

Heating: Forced Air

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding, Stone

Foundation: Poured Concrete

Features: Double Vanity, Granite Counters, Jetted Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: Residential

Utilities: -

Inclusions: Curtain rods, Baby gate at top of stairs, Outdoor Shed, Deck outdoor speakers, Drip irrigation and timers, Projector shelf (speaker and hdmi wires, In ceiling speakers basement main and workout (x4), Workout mirrors, White workout room shelf, Workout fan, Blink security cameras (x3), Trimlight built in holiday lights, Floating shelves in primary bedroom, basement main, and ensuite bathroom.

This beautifully designed 1,665 sq. ft. bi-level offers 5 bedrooms, 3 bathrooms, and a layout that is perfectly suited for family living. Step inside and you'll be greeted by soaring vaulted ceilings and an open-concept main floor filled with natural light, thanks to large windows that frame the space. The inviting gas fireplace adds warmth and character, making it the heart of the home where everyone can gather. The main floor is thoughtfully designed with a modern kitchen featuring granite countertops, a bright dining space, and a comfortable living room—all flowing seamlessly together for easy family living and entertaining. You'll also find two bedrooms, a full bathroom, and convenient main floor laundry on this level. The primary retreat is privately tucked away on the upper level, offering a spacious bedroom, a walk-in closet, and a spa-inspired 5-piece en-suite with dual sinks, a soaker tub, and a separate shower. The fully finished basement expands the living space with tall ceilings, large windows, and a generous rec room that's ideal for movie nights, watching the game, or a kids' play area. Two additional bedrooms, another full bathroom, and plenty of storage complete the lower level. Step outside to your private backyard oasis, featuring a large deck recently resurfaced with vinyl and upgraded with a weather enclosure, overlooking a landscaped, fenced yard with underground sprinklers that backs directly onto a green space—perfect for family BBQs, playtime, and relaxing outdoors. For added convenience, this home includes a double attached garage, a large driveway with plenty of room to park an RV, and durable Hardi siding for low-maintenance curb appeal. Extra features like permanent 360° exterior lighting, central A/C, and hot water on demand make this home as functional as it is beautiful. Set in

the family-friendly community of Cottonwood Estates, this home combines thoughtful design with a welcoming location close to schools, parks, and amenities—everything a growing family needs.