



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

2713 Elm Drive  
Coaldale, Alberta

MLS # A2259418



**\$675,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,023 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, Storage		

**Inclusions:** Fridge, gas stove, dishwasher, OTR hood fan/microwave, washer, dryer, central air conditioner, garage door opener + remote, U/G sprinklers, garage heater

A stunning Cottonwood home that offers a floor plan perfect for entertaining, cozy outdoor spaces and a heated garage to boot! This fully finished 2 storey welcomes you with a covered front verandah, extra long driveway and soaring ceilings on the main floor. A bright and open concept living area hosts a granite adorned kitchen complete with gas stove, built-in book shelves flanking the gas fireplace and only a few steps away from your covered back deck. There's a powder room on the main floor as well as a laundry room with sink! Heading upstairs there is a bonus room right at the top, 2 bedrooms that share a 4 piece bathroom and the primary suite that has a huge walk-in closet and 5 piece ensuite! The finished basement includes a spacious family room, 2 more bedrooms, 3 piece bathroom and storage area! Lots of yard to enjoy out back with a patio, and gas line for your BBQ!