



**GRASSROOTS**  
REALTY GROUP

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**3028 21 Street**  
**Coaldale, Alberta**

**MLS # A2262643**



**\$735,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,675 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn, Level, Private, Underground		

**Heating:** Forced Air, Natural Gas

**Floors:** Vinyl

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Composite Siding

**Foundation:** Poured Concrete

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1A

**Utilities:** -

**Features:** Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, stove, range hood, dishwasher, garage door opener & remote, window hardware/coverings

Some houses whisper, this one speaks volumes. Luxury custom home builder Stonegate presents "The Caleigh" - first of its Home Style collection - now available to the public. This stunning three-bedroom, 2.5-bathroom home showcases premium craftsmanship and thoughtful design throughout. Step inside to find custom cabinetry, designer lighting, luxury flooring, upgraded plumbing fixtures, custom blinds, and triple-pane windows - every detail carefully selected for comfort and style. Enjoy air conditioning, Hardie board siding, and professional landscaping with underground sprinklers for easy outdoor maintenance. The undeveloped basement provides excellent potential for an additional bedroom, bathroom, and living room, allowing you to personalize and expand the space to your needs. Situated on a corner lot directly across from a walking path and pond, this home combines elegance, quality, and a peaceful setting. With room to add a detached double garage, The Caleigh offers lasting value and luxury living in beautiful Coaldale close to amenities. Come see for yourself what Home Style by Stonegate has to offer.