



GRASSROOTS
REALTY GROUP

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**45 Coachman Way
Blackfalds, Alberta**

MLS # A2263259



\$395,911

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,038 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan		

Inclusions: fridge, stove, dishwasher, microwave, all ceiling fans , shed, builtin vacuum and all attachments(no power nozzle), dog run on the side of the house

This inviting bilevel home is the perfect blend of function and location! Offering 4 bedrooms, 2 full bathrooms (including a private 4 piece ensuite in the primary), and an open floor plan designed for modern living, it checks all the boxes. Kitchen has a garden door leading to the East facing backyard. Warm and inviting, with a mix of laminate flooring and carpet. The full basement (with just the ceiling that awaits your finishing touch) provides a spacious family area plus a rough-in for an additional bathroom, giving you room to grow. Step outside to the fully fenced yard, with an upper and lower deck ,landscaped and ready for summer fun with the kids or family pets, even adequate space for garden beds with rear parking for 2 vehicles. There is even a possibility for RV parking or building a detached garage. Ideally situated close to the new school, nearby parks, and local amenities, while keeping your commute simple with quick access to Hwy 2A and Hwy 2. A wonderful home in a family-friendly location awaits you and your family!