



GRASSROOTS
REALTY GROUP

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**4110 Sundance Road
Coalhurst, Alberta**

MLS # A2264408



\$700,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, heater in garage, a/c, central vac (no attachments), garage door openers X, shelving in the garage, mirror in mud room, wall unit in basement, built in home speaker system (as is),

Exceptional Custom Home Offering Modern Luxury and Thoughtful Design If you've been searching for a residence that truly checks every box, your search ends here. This remarkable custom-built home showcases high-end modern finishes, an abundance of natural light, and an open-concept layout that exudes both sophistication and comfort. The heart of the home is the stunning kitchen, featuring quartz countertops, custom two-tone cabinetry (walnut lowers and glossy acrylic uppers), a spacious eat-up island, and an elegant backsplash that ties the space together beautifully. Designed with family living and organization in mind, the main floor includes a functional mudroom, while the upper level offers a convenient built-in desk area—perfect for studying or working from home. The luxurious primary suite provides a serene retreat at the end of the day, complete with a massive walk-in closet, heated tile floors, double sinks, and an oversized shower with a rainfall showerhead. Step outside to your private balcony—equipped with a natural gas outlet—ideal for enjoying quiet summer evenings by an outdoor fire feature. All additional bedrooms (two upstairs and two on the lower level) are generously sized, with jetted tubs featured in both the main and basement bathrooms. Car enthusiasts and hobbyists will appreciate the oversized heated garage, complete with an additional overhead door to the backyard and a convenient sink for easy cleanups. The backyard is designed for enjoyment and relaxation, backing onto a green strip and pond—providing a peaceful backdrop for family activities and outdoor entertaining. This exceptional home perfectly combines contemporary elegance, comfort, and practicality—truly a must-see property that exceeds expectations.

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