



GRASSROOTS
REALTY GROUP

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8602 25 Avenue
Coleman, Alberta

MLS # A2264753



\$719,900

Division:	NONE		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	1,635 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Pie Shaped Lot, Sloped Down, Street Ligh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	Residential R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the Aspen model by Stranville Living Master Builder! Located in the Coleman, Alberta community of Aurora, this home is perfect for a wide range of buyers, including first-time homeowners, empty-nesters, vacation home buyers, and growing families. Nestled on the northern edge of Coleman, the community of Aurora boasts breath-taking southern views of the Rocky Mountains, including among others, Chinook Peak and Turtle Mountain. The orientation of this 1,635 square foot home, which faces directly east, provides a stunning landscape view to the west from the primary bedroom and private balcony. This model includes three bedrooms, 2 bathrooms, and a 26' wide attached double-car garage. The kitchen is equipped with Stranville Living's top-tier appliance package, including a seamlessly integrated Fisher & Paykel fridge, paneled dishwasher, slide-in induction range and electric oven, and an OTR microwave with fan. It is designed with nicely appointed cabinets extended to the ceiling, fully-tiled backsplash, and quartz countertops for the base cabinets and island. The large primary bedroom is conveniently located on the main floor and the massive walk-in closet with laundry connects to the ensuite bathroom. Upstairs, you'll find two more bedroom and a dedicated 4-piece main bathroom. Once again, Stranville's award-winning design team has finished this home beautifully inside and out. The James Hardie fiber cement siding and exterior accents really make this home stand out in the backdrop of this mountain setting. High-efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Photos may contain virtual staging.

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