



GRASSROOTS
REALTY GROUP

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**612 Parkside Green
Coaldale, Alberta**

MLS # A2270408



\$598,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,434 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Central, ENERGY STAR Qualified Equipment	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan		
Inclusions:	NA		

It's time to live in luxury and space in Coaldale!! This brand new home is designed to give the family all the room they may need without compromising on quality and lifestyle, the brilliantly designed four level side split is a welcome change from the cookie cutter normal. The large flowing open design of the kitchen/Livingroom gives you lots of space and access to the backyard. The top level has two large bedrooms and two bathrooms, all with high end finishes and beautiful tile work, and a full sized laundry room. The Basement has a huge family room with bright large windows a third full bathroom and another bedroom. Plus, there is the bonus of the second basement level, With the opportunity to create a movie theater, games room, or anything else in the large open space. This home is fully custom built and designed with the family in mind, schedule your showing today