



GRASSROOTS
REALTY GROUP

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**2546 Aspen Drive
Coaldale, Alberta**

MLS # A2271577



\$689,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,253 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Few Trees, Landscaped, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Smart Home, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: 6 Person Hot Tub

Designed with both function and family fun in mind, this exceptional home offers an ideal blend of comfort, space, and style. All new quartz through out the home with brand new undermount sinks, new faucet in the kitchen. New flooring on main level and by second kitchen on the lower level. Laundry room on second level for easy access. Featuring a sunroom, mudroom, over 550 sq. ft. of outdoor decking, and a second-level theatre room with a zoned sound system, it's ready for that special family to move in and make memories. With 4 spacious bedrooms and 4 bathrooms, this home offers plenty of room to grow. Enjoy the convenience of two family rooms, a heated double-car garage, and an extra-large front driveway—perfect for gatherings or multi-vehicle households. Comfort and quality are evident throughout with a high-efficiency furnace, in-floor heating in the ensuite and lower-level bathroom, and thoughtful extras like underground sprinklers and a gas BBQ hookup. All appliances are less than 2 years old. Six person hot tub in the back yard which with no neighbors directly behind you creates a very quite soak. Whether you're relaxing in the theatre room, entertaining on the deck, or enjoying quiet mornings in the sunroom, this home delivers in every way. Easy to show and ready to impress!