



**GRASSROOTS**  
REALTY GROUP

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**307 Sundance Drive  
Coalhurst, Alberta**

**MLS # A2275999**



**\$419,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Underground Sprinklers		

<b>Heating:</b>	Central, High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Shingle Siding, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Sewer
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, and U/G Sprinklers (AS IS).

Step inside and feel right at home in this welcoming Coalhurst property, where natural light and thoughtful design create spaces you'll actually enjoy living in. Vaulted ceilings and large windows make the main living area feel open and airy, while the gas fireplace adds a cozy touch for quiet evenings or casual get-togethers. The kitchen is both functional and inviting, with quartz countertops, a central island, a brand new dishwasher and stove, and a corner pantry that keeps everything within reach. Just off the dining area, step out onto the large back deck—perfect for summer meals, morning coffee, or keeping an eye on the kids and pets in the private, fenced backyard. The main level offers a spacious primary bedroom, one of the largest rooms in the house, with a bright walk-in closet and convenient cheater ensuite. A second main floor bedroom adds flexibility for kids, guests, or a home office. Downstairs, the large and light-filled family/recreation room offers plenty of space to unwind, play, or host movie/game nights. The basement is completed by a 4-piece bathroom and two more bright bedrooms with brand new carpet - perfect for older children, teens, or guests. A brand new sump pump, newer hot water tank (est. 2021), new vinyl plank flooring (upstairs), and high-efficiency furnace keep systems running smoothly and give peace of mind. With charming curb appeal and a quiet location close to the Coalhurst Elementary School and quick access to Lethbridge, this home offers a comfortable, connected lifestyle in a friendly community—one that's easy to settle into and even easier to love.