



**202 Lake Drive
Coalhurst, Alberta**

MLS # A2293296



\$819,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,037 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: stove, fridge, washer/dryer, dishwasher, garage door opener x2, window coverings and blinds, tv wall mount x2, shed

Custom built, impeccably maintained, and proudly offered by the original owner, this stunning executive walkout bungalow showcases thoughtful design, exceptional craftsmanship, and energy-efficient construction throughout. Step inside to a bright open-concept main floor featuring 9' ceilings with a dramatic 14' vaulted living area, durable vinyl flooring, and large triple-pane windows that flood the space with natural light. The beautifully designed kitchen features custom wood cabinetry, a reverse osmosis water system for that perfect fresh cup of coffee, a convenient pot filler at the stove, and upgraded under-cabinet lighting. A highly functional walk-through butler's pantry with sink and upright freezer seamlessly connects to the large pantry, mudroom, laundry room, and heated garage. The main floor offers two bedrooms and two full bathrooms, including a spacious primary retreat overlooking the park with a large walk-in closet and an impressive ensuite that has heated floors. The fully developed walkout basement continues to impress with 9' ceilings, in-floor heating, two oversized bedrooms with generous closets, a full bathroom, and a dedicated gym area with storage. Under-mount lighting along the stairs adds both style and safety while creating a warm ambiance as you head downstairs. Car enthusiasts and hobbyists will appreciate the 27' x 19' heated garage, complete with a polyurethane-coated floor, floor drain for year-round vehicle washing, a single tap with hot/cold mix water, and convenient man-door access. Built with durability and efficiency in mind, this home features engineered floor trusses, real plywood sheathing (not particle board), dual-zone heating, a water softener, and a boiler system replaced in 2023 that heats both domestic water and the basement floors. The exterior also includes

fire-resistant wall board installed beneath the siding for additional protection. Outside, enjoy the walkout yard, natural gas BBQ hookup on the deck, permanent gemstone lighting, additional exterior pot lights, a custom shed with power run to it, and a mature apple tree producing incredible fruit. A rare opportunity to own a meticulously built, one-owner executive bungalow where quality craftsmanship and thoughtful design are evident in every detail.