



**604 Parkside Green
Coaldale, Alberta**

MLS # A2296334



\$639,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,476 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Side, Heated Ga		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	See Remarks	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Central Vac with Attachments		

Welcome to your dream home! This beautifully built bungalow shines with pride of ownership and class offering a perfect blend of comfort and style. Step inside to a bright, open-concept living space and a cozy living room, ideal for relaxation. The gourmet kitchen boasts stunning granite countertops, a large 9-foot island perfect for entertaining, and a pantry complete with convenient pullouts and motion lighting. A laundry room and a 2-piece bathroom add to the convenience of this level, while the abundance of natural light from large windows brightens every corner. The main floor includes a spacious primary suite with a walk-in closet and a luxurious 6-piece ensuite bathroom. Designed for both relaxation and entertainment, the basement features a large family room perfect for gatherings, two additional bedrooms, and a full bathroom. Step outside to an exceptionally well-kept fenced yard, creating the perfect setting for summer BBQs and gatherings. Additional highlights of this home include high-end appliances, a stylish stove faucet, vaulted ceilings on the main floor and in the master suite, and 8-foot ceilings in the basement. You'll also enjoy a double attached garage, architectural lighting enhancing the exterior, underground sprinklers for effortless yard maintenance. This home truly checks all the boxes for modern living. Don't miss the opportunity to make it yours!