



**2046 30A Avenue
Coaldale, Alberta**

MLS # A2300102



\$775,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,103 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 8x12 Shed

Incredible 2 year old large modified bi-level home in Cottonwood Estates originally built by Grizzly Ridge Developments! This 5 bed, 3.5 bath home has hardiplank exterior siding with stone accents, and a MASSIVE concrete front driveway that fits 6 vehicles! Heated garage is also a 26x29 and easily fits 2 more vehicles. Large welcoming entry. A half staircase to main floor showcases a large vaulted ceiling and vinyl plank flooring. Kitchen has upper grey upper cabinets, and lower lighter wood pattern. Kitchen has quartz counters, stainless steel appliances, and butler pantry with more cabinets and counterspace. Dining room is a good size and has large window and door to covered deck out back with gas line and water tap. Living room has custom built-in shelving and cabinets with gas fireplace and mantle centered on a feature wall with shiplap design. Main floor also has primary bedroom with ensuite that features double sinks, large tiled walk-in shower, separate toilet room, and walk-in closet with laundry machines. There is also another 2 piece bathroom on the main. Upper level above garage features a large bonus room with big hall closet, 2 big bedrooms, and a full bathroom with tub/shower combo. Walk-Out Basement with 9 foot ceilings is fully developed with wet bar featuring space for a full size fridge, family room with feature floor to ceiling stone wall surrounding the gas fireplace, and closet and door to covered patio out back. There are also 2 more large bedrooms each with their own walk-in closet, a full bathroom with tub/shower combo, and a laundry room(currently being used as a small office) with counter and cabinets. Yard is fenced and landscaped with a nice shed. Home has conveniences of central a/c and tankless hot water! This home is turn-key ready to move in and enjoy!