



**417 Sundance Place
Coalhurst, Alberta**

MLS # A2300705

\$600,000



Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,487 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Veneer, Vinyl Siding	Zoning:	Residential - R
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Pool Table, Desk in Primary Suite

Step into a home where comfort meets connection, and every space feels designed for the life you’ve been dreaming of. This inviting 5-bedroom, 3-bathroom bi-level offers approximately 2900 sqft of thoughtfully designed living space, creating the perfect balance of openness and functionality for everyday living. At the heart of the home, you’ll find a seamless open layout connecting the kitchen, dining, and living areas, making it an ideal setting for family time, entertaining guests, or hosting memorable get-togethers. Just off the dining space, the covered upper deck extends your living outdoors and offers a peaceful place to enjoy your morning coffee or unwind in the evening. The primary suite provides a relaxing retreat, complete with a walk-in closet and a stylish 4-piece ensuite. Two additional bedrooms and a full bathroom on the main level offer flexibility for family, guests, or a home office. Downstairs, the walkout basement opens up a bright and spacious lower level featuring 9-foot ceilings, a generous family room, and a cozy wood-burning fireplace, perfect for movie nights or quiet evenings in. Two more bedrooms and another full bath add even more versatility to the space. You’ll also appreciate the dedicated laundry room, thoughtfully designed to support the needs of a busy or growing family. Step outside to the private, pie-shaped backyard, ready for relaxation, play, or bringing your outdoor vision to life. Located on a quiet cul-de-sac in a welcoming community, you’ll enjoy parks, playgrounds, and schools just moments away, along with the convenience of only a 10-minute drive to Lethbridge. It offers the perfect blend of small-town living and easy access to city amenities. This is more than a home. It’s a space where everyday life feels just right.