



**612 Parkside Green
Coaldale, Alberta**

MLS # A2302520



\$584,000

Division:	NONE		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,434 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Double Vanity, Quartz Counters, See Remarks		

Inclusions: NA

Step into a brand new home in Coaldale that truly stands apart from the typical new build. Designed with both space and lifestyle in mind, this fully custom four-level side split offers a refreshing alternative to the standard layout. From the moment you walk in, the open-concept kitchen and living area creates a seamless, inviting flow, with easy access to the backyard for everyday living and entertaining. The upper level features two generously sized bedrooms, two beautifully finished bathrooms with detailed tile work, and a full-sized laundry room. Downstairs, the bright and spacious lower level includes a large family room with oversized windows, a third full bathroom, and an additional bedroom. One more level down gives you a wide-open space ready to be shaped to your lifestyle, whether that’s a home theatre, games room, gym, or something entirely your own. What truly sets this home apart is the builder. This is not a mass-produced property. It is a fully custom build by a hands-on, high-end builder who only takes on two to three homes per year. The result is a level of care, craftsmanship, and attention to detail that is increasingly hard to find. If you’ve been waiting for a home that offers both quality and space without compromise, this one is worth a closer look.