



**37 Laurel Place
Coalhurst, Alberta**

MLS # A2302853



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	SMALL LOT RESIDENTIAL - S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Tucked into a quiet cul-de-sac where neighbors still wave and life feels a little more connected, this walk-out bungalow offers a rare blend of space, flexibility, and everyday comfort. From the moment you arrive, the home's inviting street appeal sets the tone. Inside, vaulted ceilings and an open-concept layout create a sense of airiness that immediately feels welcoming. The great room centers around a cozy fireplace, making it the perfect place to unwind or gather with family and friends. The kitchen is thoughtfully designed for both function and connection, featuring granite countertops, an eating bar, and an easy flow into the dining area. It is a space where meals, conversations, and daily moments come together naturally. The hardwood flooring adds character and presents an opportunity to refinish and make it truly your own. Step outside to the covered deck, a peaceful extension of your living space where you can enjoy morning coffee or relaxed evenings overlooking the yard. The fully developed walk-out basement opens up even more possibilities. Whether you need extra living space, room for guests, or are considering a future suite (with municipal approval), this level offers the flexibility to adapt to your lifestyle. With 4 bedrooms and 3 full bathrooms, there is space here for growing families, visitors, or multi-generational living. Practicality is built in with laundry hook-ups available on both the main and lower levels, giving you options that suit your daily routine. The nearby playground and school make day-to-day living easier, while the neighborhood itself is one of the home's most valuable features, known for its friendly atmosphere and strong sense of community. This is more than just a place to live. It is a home where you can settle in, make it your own, and build a life that feels both comfortable and connected.