



**249 Greenwood Road
Coalhurst, Alberta**

MLS # A2112177



\$625,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,671 sq.ft.	Age:	2018 (6 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Separate Entrance, Walk-In Closet(s), Wet Bar		

Inclusions: garage heater (gas), Blinds, Bsmt Fridge, Bsmt OTR, Bsmt Dishwasher, Hot Tub, U/G sprinklers, security system, moveableisland

Welcome to this inviting and well-maintained 6-bedroom, 3-bathroom home, nestled in a tranquil neighborhood that exudes warmth and comfort. As you step inside, you'll immediately feel at ease. The covered back deck welcomes you to a space where outdoor enjoyment knows no bounds. Whether you're savoring a sunny day or stargazing on a crisp evening, this deck is your perfect retreat. Inside, you'll discover a home designed for convenience and flexibility. With six bedrooms, three bathrooms, and laundry facilities on both the main floor and basement, this home effortlessly accommodates your needs. What sets this property apart is its adaptability. The basement includes a summer kitchen, making it easy to create two separate living spaces. It's an ideal setup for guests, extended family, or simply personalizing your living arrangements. For those seeking relaxation, the basement offers a delightful surprise – a full walkout to a covered HOT TUB space, providing a soothing escape throughout the year. The main floor is a welcoming space for entertaining. The kitchen, dining area, and cozy gas fireplace in the living room create an inviting atmosphere. Two bedrooms on this level share a stylish 4-piece bathroom. Upstairs, your private oasis awaits. The primary bedroom, with its 4-piece ensuite and roomy walk-in closet, offers a retreat to cherish. The basement continues to impress with three more bedrooms, a modern 3-piece bathroom, and a spacious family room equipped with the kitchenette we mentioned earlier. This space adapts seamlessly to your lifestyle, whether it's family gatherings or your own personal hideaway. The property's outdoor amenities enhance your living experience. The fully landscaped yard includes underground sprinklers, and the enclosed deck features a gas connection, perfect for BBQs and creating a cozy firepit ambiance.

Convenience is further ensured with a double attached HEATED garage, offering protection and ease for your vehicles and belongings. Now is the time to explore this remarkable property through photos, a virtual tour, and a floor-plan. Don't let this inviting opportunity pass you by – make this welcoming home yours today!