



**#2, 82058 Range Road 191  
Coaldale, Alberta**

**MLS # A2114245**



**\$584,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Acreage with Residence, Bi-Level		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2009 (15 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Double Garage Detached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	1.05 Acres		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Siding	<b>Zoning:</b>	Residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Automatic Blinds x2, Peka Roll Shutters (upstairs bedrooms), Dual Zoned Furnace, U/G sprinklers front and back (not including the Corral or back shop area), Garage Heater, Gazebo, Ride on Lawnmower

Acreage Alert! Discover the serenity of this expansive bi-level home, super close to Indian Hill Golf Course, offering breathtaking views perfect for golf enthusiasts & outdoorsmen. Features include a heated oversized double garage, a vast 30'x54' shop, and a horse corral. Inside, relish 9' ceilings and spacious rooms that amplify the home's open feel. Enjoy a peaceful atmosphere, ample space, and a charming firepit area with a gazebo. Wake up to beautiful sunrises and unwind to stunning sunsets in your tranquil haven.