



GRASSROOTS
REALTY GROUP

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**2008 14 Avenue
Coaldale, Alberta**

MLS # A2124077



\$860,000

Division:	NONE		
Type:	Residential/House		
Style:	Acreage with Residence, Bungalow		
Size:	2,619 sq.ft.	Age:	1989 (35 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Garage Faces Front, Garage Faces Side, Gravel Driveway		
Lot Size:	1.39 Acres		
Lot Feat:	Corner Lot, Garden, Landscaped, Level, Underground Sprinklers, Private, Wooded		

Heating:	Baseboard, Electric, Solar	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Metal Siding , Stucco	Zoning:	UR - Urban Reserve
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

You may have just found your forever home! Exquisite 6-bedroom, 3.5-bathroom estate nestled on 1.39 acres, bordering the Town of Coaldale. Crafted with meticulous attention to detail, this family home has recently been upgraded with roof solar panels and showcases a huge country kitchen, inviting family room, spacious living areas, complemented by 3 main-floor bedrooms. Supersized master suite, boasts a spa-like ensuite bath and a walk-in closet. Lower level is fully developed, complete with a separate entry, hosting 2 additional bedrooms, versatile games and recreation spaces, and a generous cold storage area. Enhancements such as air conditioning, a triple car attached garage, and expansive garden grounds elevate the allure of this dream home, promising a lifestyle of unparalleled lifestyle of comfort.