



GRASSROOTS
REALTY GROUP

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2008 14 Avenue
Coaldale, Alberta

MLS # A2124077



\$875,000

| | | | |
|-----------|--------------------------------------------------------------------------------|--------|-------------------|
| 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 | | |

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|-------------|----------------------------------------------------------------------------------------------------------------------|------------|--------------------|
| 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.