



GRASSROOTS
REALTY GROUP

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**2629 Aspen Drive
Coaldale, Alberta**

MLS # A2124413

\$619,900



Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Soaking Tub, Stone Counters, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Welcome to this beautiful home with a double car garage, fantastic curb appeal, and an inviting entry both inside and out. This 5 bedroom, 3 bathrooms custom home in Coaldale backs onto a park with an expansive green space, pond, and playground. The home features stone countertops in the kitchen and all the bathrooms. As you enter from the garage or front door you will notice the roomy entry with vaulted ceilings. Coming up to the main floor there is a laundry room to the right, stairs to the upper bedrooms behind and the bright and beautiful kitchen, dining room, and living room straight ahead. The skylight over the kitchen, the south facing living room and dining room windows and the dimmable pot lights in this area make wonderful setting for entertaining guests or relaxing in this beautiful space. The garden door off the dining room leads to a balcony above the back yard and gives a fantastic view of the parkland next to this home. Back inside the master bedroom is on the main floor opposite the laundry room and features a lovely tray ceiling with an inset ceiling fan and dimmable rim lights. The walk in closet is very spacious and the 6pc ensuite is luxurious. Moving upstairs above the garage is a cosy sitting area a 4 pc bathroom and 2 more good size bedrooms. Downstairs is a very nice family room which includes a wet bar, and walk-out basement door to the backyard. Outside the basement you will find a patio covered by the balcony. In the back there is a quaint garden shed and underground sprinklers to keep the grass green. The back gate opens onto the park and it's only a short walk to the playground but far enough away to still be peaceful. Come and see this home today it won't last long.