



GRASSROOTS
REALTY GROUP

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2153 21A Street
Coaldale, Alberta

MLS # A2130706



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,151 sq.ft.	Age:	2023 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, Hood Fan, Air Conditioning Unit, Garage Door Opener.

Every detail of the interiors at 2154 21A has been meticulously crafted, striking a perfect balance between timeless elegance and contemporary sophistication. The main floor features an open-concept floor plan with vaulted ceilings and expansive windows overlooking the backyard and green space. The kitchen speaks for its self featuring a large custom island, floor-to-ceiling cabinetry, stone countertops, stainless steel appliances, and a butler's pantry. Additional highlights include the custom stone fireplace and arched features throughout. The upper level, features the expansive primary bedroom, showcasing a lavish 5-piece bathroom with a freestanding tub, double vanity, and custom shower. Adjacent to the ensuite, you'll find a spacious walk-in closet and a conveniently placed laundry room. The lower level is fully finished, featuring two generously sized bedrooms, family room, and direct access to the backyard through a walkout.