



**2510 Aspen Drive  
Coaldale, Alberta**

**MLS # A2134262**



**\$829,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,807 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Driveway, Heated Garage, In Garage Electric Vehicle Charging		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RES
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

**Inclusions:** Underground Sprinklers

Experience luxury living in this custom-built bungalow in Cottonwood Estates, Coaldale. The home's striking curb appeal features hardie board siding and an expansive heated triple garage with custom cabinets, EV charging station and 32kW solar roof. Inside, the main living area boasts soaring ceilings and large windows that flood the space with natural light. The living room's rock fireplace extends to the ceiling, creating a stunning focal point. The bright, spacious kitchen is equipped with stainless steel appliances, large island, hickory cabinets, and a walk-through pantry for easy grocery access from the garage. The main level includes a master retreat with deck access and a luxurious ensuite featuring double sinks, a massive shower, and a separate tub, guest powder room, laundry and an expansive family room with a wet bar offers an ideal space for entertaining. The basement features three large bedrooms and a five-piece bathroom. The backyard includes a composite deck spanning the length of the house, perfect for outdoor gatherings. Located just 10 minutes from Lethbridge in the desirable Cottonwood Estates, this stunning home is a must-see.