



**2505 Aspen Drive
Coaldale, Alberta**

MLS # A2137502



\$784,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,141 sq.ft.	Age:	2021 (3 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Soaking Tub, Storage		

Inclusions: Fridge x2, stove x2, dishwasher x2, washer/dryer, microwave, wine cooler, tv wall mounts, window coverings

Welcome to 2505 Aspen Drive in the charming community of Coaldale! This exquisite property offers the perfect blend of luxury, functionality, and versatility, making it an ideal home for families. With 5 bedrooms, 3 bathrooms, and a sprawling 2,141 square feet of living space, this home caters to all your needs. What sets it apart is its basement suite, offering multi-generational living space or rental income potential. As you step inside, you're greeted by a thoughtfully designed main floor featuring a convenient laundry room, two spacious bedrooms, and a stunning kitchen. The kitchen boasts modern amenities, including a generous island, side by side fridge/freezer, custom cabinetry and a convenient coffee bar/appliance pantry, ideal for gatherings and culinary adventures. The adjacent dining room opens onto a covered walkout deck with privacy glass and stairs to access the freshly landscaped backyard. The open-concept layout seamlessly connects the kitchen to the inviting living room with large windows and where the grand fireplace with built-ins add warmth and ambiance. Upstairs is the primary bedroom, complete with a luxurious 5-piece ensuite, heated floors and a massive walk-in closet, offering a serene retreat at the end of the day. Descending to the lower level, you'll find a fully equipped kitchen, a comfortable living area with fireplace and built-ins, two additional bedrooms, a full bathroom with heated floors, and ample storage space, providing flexibility for various lifestyle needs. Outside, the backyard offers a private oasis for outdoor enjoyment and entertainment, while a triple, radiant heated attached garage provides convenient parking and storage. Located in a sought-after Coaldale neighborhood of Cottonwood, this home is ideally situated close to the Land-O-Lakes golf course, green spaces and a park just down the street. Don't

miss the chance to make 2505 Aspen Drive your new address—a place where luxury, comfort, and convenience converge to create your dream lifestyle. Contact your favorite Realtor today!