



**2109 Cedar Crescent
Coaldale, Alberta**

MLS # A2139087



\$679,900

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| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,428 sq.ft. | Age: | 2021 (3 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Landscaped, Standard Shaped Lot, Street Light | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Wet Bar | | |

Inclusions: washer, dryer, stove, microwave hoodfan, dishwasher, fridge, garage door openers with two remotes, all rod blinds and window coverings, central air conditioner, underground sprinklers, gas fire place

Welcome to your dream home located at 2109 Cedar Crescent in the charming town of Coaldale! This stunning 4-bedroom, 3-bathroom residence is in immaculate condition and offers a perfect blend of comfort, style, and functionality, making it ideal for families of all sizes. As you step into this beautiful home, you are greeted by a spacious main floor that features an open kitchen, dining room, and a great living room. The open-concept kitchen is the heart of the home, designed to cater to all your culinary needs. It is equipped with modern appliances, ample counter space, and a pantry. Whether you are preparing a quick meal or hosting a dinner party, this kitchen will inspire your inner chef. Adjacent to the kitchen is the dining room, which provides a seamless transition from cooking to dining. The dining room also offers direct access to the deck, making it an ideal spot for entertaining guests or enjoying a family meal outdoors. The deck is perfect for summer barbecues, relaxing with a book, or simply enjoying the fresh air. The living room is another highlight of the main floor. It is a spacious and inviting area where you can relax with family and friends. With large windows that allow natural light to flood the space, the living room is both bright and welcoming. The main floor also features a conveniently located laundry room and a well-appointed bathroom. The laundry room makes household chores a breeze, while the bathroom is easily accessible for guests and family members alike. The primary bedroom on the main floor is a serene retreat. It boasts a generous walk-in closet and a luxurious 4-piece ensuite bathroom. The ensuite bathroom is designed with relaxation in mind, featuring modern fixtures and a comfortable layout. Another bedroom on the main level can serve as a guest room, home office, or nursery, depending on your needs. Descending to the

lower level, you will find a huge family room that offers endless possibilities. This versatile space can be used for movie nights, game days, or simply unwinding after a long day. The family room also includes a cozy gas fireplace and a wet bar, making it an excellent area for entertaining guests. The lower level also houses two additional bedrooms, each spacious and filled with natural light. These bedrooms are perfect for family members or overnight guests. A third well-designed bathroom on this level ensures convenience and comfort for all. In addition to the impressive interior, this home features an attached double garage, providing ample space for parking and storage. There is also a large parking pad out front, ensuring plenty of room for visitors. The backyard of this property is a true gem. It is beautifully landscaped and perfect for children to play and explore. Whether you are gardening, playing with the kids, or simply enjoying the outdoors, this backyard offers a private oasis for all your family activities. Don't miss this one — contact your favourite Realtor today!