



**2663 Elm Drive
Coaldale, Alberta**

MLS # A2141103



\$679,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,537 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Attached, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn, Landscaped, Standard Shaped Lot,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer and Dryer, All window coverings including curtians, rods and blinds, Underground Sprinklers, Air Conditioning, Garage door remote, Gas Heater in Garage, Ceiling Fan, Sump pump

As soon as you walk up the 60-foot driveway, ideas start flowing about how this home will improve your life. Upon entering the front doors, you realize the size of the front entrance and the cute ledge above the front closet. As you make your way up the stairs and notice the laminate flooring that flows throughout the entire main floor, along with the maple and iron railing, you are "wowed" by the high ceilings. The spacious kitchen, dining, and living room area features a custom feature wall at the back and multiple windows that let in lots of light and offer views of the backyard. The open kitchen showcases two-tone cabinets with white surrounding the perimeter and a dark stained island to offset. Beautiful granite countertops, hanging pendant lights, stainless steel appliances, hood fan and a corner pantry. The living room, with its soaring vaulted ceilings and electric fireplace with detail to ceiling. Moving towards the main floor bedrooms, you'll find a custom barn door leading into the main floor laundry. The primary bedroom at the rear of the home boasts matching windows flanking the king-size bed, a walk-in closet, and an ensuite with ample counterspace, double sinks, a large soaker tub, heated flooring and extra storage. Don't forget the window that brings in lots of natural light. There's also another full bathroom with tile floors, a 5-foot tub, shower, and a second bedroom with carpet on the main floor. On the way to the basement, you'll pass by the oversized gas-heated garage with epoxy flooring and stucco walls that is well-maintained. In the walk-up basement, you'll find large windows in the bi-level home, a spacious living space for entertainment, a gas fireplace, and two additional extra-large bedrooms. The full bathroom in the basement features the same continuous Granite. The exterior of the property is equally impressive with an exposed aggregate ground

patio with a custom-built fireplace wall and permanent Christmas lights. The covered rear deck is equipped with vinyl decking, a natural gas line, and enclosed storage space underneath. The property also features underground sprinklers, a fully fenced yard, and tree/shrub and rock details to finish it off. This could be your new family home in the beautiful community of Coaldale, with lots of amenities and conveniently located only 15 minutes from Lethbridge. Give your favourite realtor a call today!