



**2656 Elm Drive
Coaldale, Alberta**

MLS # A2142757



\$699,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,135 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Off Street, Parking Pad, Triple Garage A		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Landscaped, Underground Sprinklers, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry

Inclusions: garage heater, U/G sprinklers, basement bar fridge.

Discover luxury living in Cottonwood Estates with over 3,400 sq ft of developed living space, walk-out basement and a heated triple garage! Easy access to Hwy 845. Coaldale has a lot to offer for a small town like restaurants, shopping, schools and a brand new Rec Centre! This stunning home offers 5 spacious bedrooms with walk-in closets, an office, bonus room, and 4 bathrooms, including a 5-piece ensuite in the master retreat. Enjoy hardwood and tile flooring, granite countertops, a stylish kitchen with new black stainless appliances, a massive pantry and a large eat-up island. Relax by either of the two fireplaces or entertain at the wet bar in the expansive family room. The master bedroom opens to an extra-large rear deck overlooking a beautifully landscaped yard with irrigation. Call your Realtor and have a look!