



3036 21 Street
Coaldale, Alberta

MLS # A2154634



\$750,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,600 sq.ft.	Age:	2024 (0 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Features: Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: N/A

Welcoming a new flare to builds - The Kate by Hoku Homes! This tremendous 2 storey is massive, fully finished and stocked with one of a kind upgrades! This flagship property boasts over 2,600 sq/ft of living space above grade alone, with an open concept, perfect for entertaining main floor that includes a cozy fireplace, well sized kitchen and plentiful natural light! There's a half bath for guests tucked away from the kitchen and a true double attached garage that is already wired for EV vehicles! The second floor is fit for the whole family - there's 4 bedrooms up PLUS an office! The primary suite includes an incredible walk-in closet that features a skylight, island and is connected with the laundry room and 5 piece ensuite bathroom. The secondary bathroom upstairs is a 5 piece with separate shower/toilet area from the sinks - making bed time a breeze with the kids! The finished basement hosts a theatre room, 2 well sized bedrooms, 4 piece bathroom and storage space. There's wiring for a hot tub on the patio, a full deck with gas line for your BBQ, there's pre-installed wiring for solar panels and you have the chance to pick your selections on this build, practically making this your custom home!