



**136 Fairway Drive  
Coaldale, Alberta**

**MLS # A2154797**



**\$765,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Aggregate, Drive Through, Heated Garage, Quad or More Attached, Tandem		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Lawn, Landscaped, On Golf Course, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, ICFs (Insulated Concrete Forms), Stucco	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	ICF Block, Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, 6 Burner Gas range, Dishwasher, 2 x Garburators, Microwave, Washer & Dryer, All window coverings including curtains, rods and blinds, Underground Sprinklers, Air Conditioning, 2 x garage door remotes, 2 x sump pumps, Hot tub, Gazebo with blinds, Shed, Fridge in the garage, Security System - No Contract, Central Vac/Attachments, Electric Fireplace in Primary, garage, Basement bedroom, Wood burning stove in kitchen, water softener, radiant heat in garage and walk out, Trim Light Christmas Lights

Welcome to this stunning custom-built bilevel home, 1787 sqft., featuring four bedrooms & three bathrooms. With fantastic street appeal, the exterior boasts dark acrylic stucco & a beautiful covered deck. The property includes a spacious four-car garage, an exposed aggregate driveway that wraps the home, and RV parking. As you ascend the stairs from the front entry to the main floor, you will immediately notice the Brazilian hardwood floors & vaulted ceilings that enhance the sense of space & wow factor! The kitchen is a chef's dream, complete with beautiful granite countertops & cabinets featuring convenient pull-out drawers & storage solutions. Notable extras include a pot filler, two sinks equipped with garbage disposals, & an instant hot water tap&mdash;perfect for making tea. The kitchen is further enhanced by a gorgeous gas range with a large stainless steel hood fan. The wine fridge and dishwasher, have been replaced within the last three to four years. Large windows stretch across the back of the home, showcasing breathtaking views of the 12th fairway on the Land O' Lakes Golf Course. New blinds have recent been installed through out! Also on the main floor, you will find a full bathroom & a spare bedroom, currently set up as a home office. A few steps up from the main floor leads to your master retreat, which features vaulted ceilings, WIC & an ensuite bathroom complete with a soaker tub & a stunning floor-to-ceiling marble shower. The foyer includes a spacious laundry room with built-in cabinetry, a sink, & countertop space. Off the foyer is the garage of every man's dreams, offering four parking spots, a two-post lift, in-floor heating & radiant heat with an epoxy finish, a commercial-grade sink, an electric fireplace & even a urinal! There&rsquo;s plenty of built-in storage, & the garage features an overhead door at the back for easy access to the yard. The HRV

system in this home is exceptional, featuring a three-zone heating system & a two-zone cooling system & a 3-ton air conditioning unit. Additional features include a home run system for all plumbing, a large heat return ventilation system, a one-year-old boiler system, a water softener, a new storage tank (one year old), two sump pumps, and 200 amp service to the home. The basement offers a walkout design with an ICF basement & 9-foot ceilings, making this space feel more like a home than a basement. There are two additional bedrooms, along with a full bath featuring a steam shower. The walkout area is partially enclosed & covered, complete with a hot tub, & radiant heat to keep the area cozy. The backyard is a stunning oasis, featuring stamped concrete, a pergola area, gas lanterns, & a sprawling deck with glass & aluminum railing stretching the width of the home. Additionally, there is ample storage with an 8x14 shed with matching stucco exterior. The sellers have loved living in this home with the golf course behind & hope you do too! Call your favorite REALTOR® today to book a viewing!