



**417 Sundance Place  
Coalhurst, Alberta**

**MLS # A2158246**

**\$435,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	2012 (12 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Fridge, stove, dishwasher, hood fan, microwave, washer, dryer, air conditioner, electric heater in garage, blinds

Discover the perfect blend of comfort and elegance in this remarkable 1,473 sqft true bi-level home. Designed with family living in mind, it offers five generously sized bedrooms and a layout that maximizes space and convenience. Enjoy morning sunrises on the east-facing deck just off the dining room. The primary suite is a true haven, featuring a large space, a spacious walk-in closet, and a stylish four-piece ensuite. 2 more bedrooms and another full bathroom complete the main level. The finished lower level is equally impressive, showcasing 9-foot ceilings and a vast family room centered around a classic wood-burning fireplace. Step outside the walk out basement to the private backyard, where you can relax in the landscaped area on the large pie shaped lot. Located in the sought-after Sundance subdivision of Coalhurst, this home sits on a quiet cul-de-sac and is just moments from parks, playgrounds, and schools. With easy, quick access to Lethbridge just a short drive away, you'll find everything you need in this welcoming community with the small town benefits & but close to city conveniences. Come and experience the exceptional lifestyle this home has to offer!