



**2609 Aspen Drive
Coaldale, Alberta**

MLS # A2166498



\$696,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,769 sq.ft.	Age:	2012 (12 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioner, garage door opener + remote

You asked - we answered! A fully finished bi-level + bonus in Cottonwood, backing onto the lake! This 5 bedroom, 3 bathroom home has a walk-out basement, wet bar and great views, the perfect recipe for your next family home. There's plentiful parking on this extended driveway with custom inlays. A cute front porch greets you as you step into this 1,768 sq/ft home with vaulted ceilings, a bright and open concept main floor with granite adorned kitchen, fantastic views from your dining area and 2 bedrooms on the main floor that share a 4 piece bathroom. Taking a few steps upstairs you have your primary retreat! This unique space offers a loft that works well as a home office, a spacious bedroom with walk-in closet and 5 piece ensuite! The basement is a cozy place to relax, boasting a gas fireplace, wet bar and access to the backyard. 2 more bedrooms, a 4 piece bathroom and laundry room round out the basement. There's 2 decks (one covered, one uncovered) to give you options for your outdoor spaces! A landscaped yard meets the Cottonwood park that you back onto! With amenities nearby, a family friendly community and even a golf course less than 2 blocks away, you're set to enjoy this home for years to come!