



**3203 22 Street
Coaldale, Alberta**

MLS # A2176287



\$589,500

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,656 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Vaulted Ceiling(s)		

Inclusions: Fridge, stove, OTR hood fan, dishwasher, washer, dryer, central air conditioner, blinds, sump pump, shed

Here's a picture-perfect home in Cottonwood! This bi-level is delightfully finished, bright, open and even backs onto a green space! This welcoming home boasts 4 bedrooms, 3 full bathrooms, vaulted ceilings, a walk-out basement, gas fireplace and great curb appeal. There's a well sized main level that is the perfect entertaining hub, easily hosting all your family's important events. There's granite counter tops in your kitchen, a corner pantry, modern, soft-close cabinets and great views to the park behind your home. 2 bedrooms share the main floor with a 4 piece bathroom. The primary suite sits on the upper level all on its own! The perfect private retreat - there's a spacious walk-in closet, 4 piece en-suite with a jetted tub and even vaulted ceilings in your bedroom! The basement includes a cozy fireplace in the family room, 4th bedroom, 3 piece bathroom, storage space and access to the covered patio. Enjoy the landscaped yard along with even more green space out your back fence! This is a very family-friendly neighbourhood, close vicinity to the Land-o-Lakes Golf Course, amenities and more!