3203 22 Street
Coaldale, Alberta

MLS # A2176287

$589,500

Division:	NONE
Type:	Residential/House
Style:	Bi-Level

Size:	1,656 sq.ft.	**Age:**	2009 (15 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!