



**2117 Cedar Crescent  
Coaldale, Alberta**

**MLS # A2178056**



**\$769,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,960 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RESI
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Tray Ceiling(s), Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Air Conditioning Unit, Garage Door Opener.

Welcome to 2117 Cedar Crescent in the heart of Coaldale, a stunning new build set for completion on December 1! With over 2,000 square feet of thoughtfully designed living space, this modern home boasts five spacious bedrooms, 3.5 bathrooms, and a double attached garage. Step inside through a grand, welcoming foyer, leading you upstairs to an expansive open-concept main floor. This space is ideal for entertaining and everyday living, featuring a well-appointed kitchen, a spacious dining area, and a cozy living room complete with a fireplace and large windows that bathe the space in natural sunlight. The main floor also hosts a primary bedroom retreat, offering privacy and convenience with its own 3-piece ensuite and a generous walk-in closet. This primary suite connects directly to the laundry room for easy, functional living. A 2-piece powder room completes the main floor. Upstairs, you'll find two additional bedrooms and a 4-piece bathroom, creating a separate and comfortable area for family or guests. The basement expands your living options with a large recreation room, a 4-piece bathroom, two more bedrooms, and a utility room with ample storage. Perfectly blending modern design with functional layout, 2117 Cedar Crescent is ready to be your new home. Contact your favourite REALTOR® today!