



**2413 Aspen Drive
Coaldale, Alberta**

MLS # A2179507



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	2,072 sq.ft.	Age:	2017 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Wet Bar		

Inclusions: Fridge upstairs, Gas Stove, OTR Microwave, Dishwasher, Washer, Dryer, Fridge Downstairs, Central AC, window coverings

Welcome to 2413 Aspen Drive! A remarkable bi-level residence nestled in the heart of a great Coaldale community. This expansive home boasts five bedrooms and three bathrooms, thoughtfully designed to accommodate both comfort and style. As you step inside, you're greeted by a bright, open-concept main floor that seamlessly blends living, dining, and kitchen areas—perfect for hosting memorable gatherings with family and friends. Adjacent to this space is a spacious office/den, offering a versatile area for work or relaxation. Above the garage is the private master suite. This generously sized master bedroom features a luxurious five-piece ensuite, creating a spa-like atmosphere for unwinding. It even has its very own fireplace. Conveniently, the laundry room is located just off the master, adding to the home's functional design. The fully developed basement enhances the home's appeal, offering two additional bedrooms and a third bathroom. Entertain guests at the stylish wet bar or enjoy direct access to the covered patio through the walk-out entry—ideal for indoor-outdoor living. Outside, the expansive backyard is great for families! Complete with a practical storage shed for all your tools and toys. The front of the home showcases a triple attached garage, providing ample space for vehicles and storage, catering perfectly to the needs of a growing family. Situated in a friendly and vibrant Coaldale neighborhood, 2413 Aspen Drive offers a harmonious blend of spacious living, modern amenities, and a prime location. Don't miss the opportunity to make this exceptional property your new home.