



**2505 Aspen Drive  
Coaldale, Alberta**

**MLS # A2181817**



**\$769,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,172 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Pantry, Soaking Tub		

**Inclusions:** 2 x fridge, 2 x stove, 2 x dishwasher, wine cooler, range hood, microwave, washer, dryer, window coverings, central air conditioner, central vacuum/ attachments, garage door opener + remote, garage heater

A tremendous, multi-generational and upgraded home in the cozy community of Cottonwood! This family friendly area features green spaces, playgrounds, a lake, basketball court and even a golf course just 1 block away! A quick 10 minute drive from Lethbridge makes this home not only practical for a busy family, it offers a great neighborhood to call home. This spacious bi-level + bonus is full of thoughtful upgrades and high-end finishes everywhere you look! The main floor has soaring ceilings, a huge laundry room with built-ins, a granite adorned kitchen with walk-in pantry, side by side fridge and freezer, bonus built-ins for storage (or your own coffee bar) and adjacent dining room. A few more steps takes you to the living room that boasts plentiful natural light, a gas fireplace with mantle and and stone surround, flanked by even more custom built-ins! There's 2 bedrooms on the main floor that share a 4 piece bathroom and a covered deck with privacy screen are just outside of your dining area! Taking the steps upstairs you'll find the primary bedroom! A well sized bedroom with tray ceiling, a 5 piece ensuite with stand alone soaker tub, walk-in tiled shower (with seating!) and a walk-in closet makes this a true retreat. The basement is what makes this home so practical for an extended family with a full kitchen, second gas fireplace, 2 huge bedrooms, 4 piece bathroom and more storage space! The backyard is fully landscaped, irrigated and fenced, there's a triple HEATED garage and nothing left for you to do except move in!