



**2505 Aspen Drive
Coaldale, Alberta**

MLS # A2181817



\$769,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	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!