



**2124 30A Avenue
Coaldale, Alberta**

MLS # A2192049



\$675,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Treed		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, High Ceilings, Open Floorplan, Quartz Counters, Vaulted Ceiling(s)		

Inclusions: N/A

Are you looking for perfection? Welcome to this wonderful bungalow located in a quiet cul de sac in peaceful Cottonwood. Let the front yard greet you with its natural landscaping edged with shrubs and perennials. Entering through the front door offers you an invitation to beautiful new flooring and an open floor plan, leading you to a complete interior upgrade. The lovely living room with vaulted ceilings, great fireplace and kitchen with an island face the rear for privacy. Large windows invite an abundance of natural lighting. Main floor laundry is well positioned. There are 4 bedrooms and 3 bathrooms in total, and a lower level family room for large family gatherings. The lower level covered walkout area leads up to the pleasant backyard. Many upgrades in the last 2 years include painting throughout, all trim moulding replaced, premium quartz countertops in kitchen, bathrooms and laundry. New appliances in kitchen, also new sink and faucet and backsplash plus range hood fan are all part of the new upgrades. The primary bedroom with closet barn doors leads you to the ensuite with new glass shower doors, deluxe shower with body shower sprays, and two custom vanity mirrors with built-in medicine cabinets, his and her sinks, and a large corner jetted tub. All bathroom lighting fixtures have been replaced and upgraded with timers and dimmer switches where required, also new toilets in the three bathrooms. An oversized shower, custom storage cabinets and vanity was part of the total renovation in the lower level bathroom. Do you enjoy backyard living with access to green space and Coaldale's well maintained pathway system? Step out and feel the comfort and privacy on the covered deck with the tempered glass privacy screen. Enjoy the summer BBQ's and outdoors with all the trees, shrubs and

perennials. Store your outdoor items in the 10x8 ft. garden shed, built to match the home exterior. So much to offer. So if you are a buyer looking for a home with attention to detail you have found it right here! Contact your favourite Realtor today and turn this into your reality! Please note: Garage is heated.