



GRASSROOTS
REALTY GROUP

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**45 Ironstone Drive
Coleman, Alberta**

MLS # A2193507

\$569,000



Division:	NONE		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,137 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 420
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	Residential
Foundation:	ICF Block	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, Open Floorplan		

Inclusions: N/A

One of the last homes to be built at Ironstone Lookout. This bungalow style semidetached home with very large frontage seldom seen in this type of housing. #45 Ironstone Drive is an end unit. The main level features an open floor plan with two bedrooms and two bathrooms. Main floor laundry. Very bright with large windows to take advantage of the beautiful mountain views that Crowsnest Pass offers. The lower level has a large media room, two bedrooms and a bathroom. Attached spacious car garage with generous driveway for comfortable parking. Ironstone Lookout provides high quality craftsmanship in a beautiful mountain home. GST is applicable.