



**3036 21 Street**  
**Coaldale, Alberta**

**MLS # A2203534**



**\$750,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,774 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microwave Hood Fan, Garage door opener + remote

Welcoming a new flare to builds - The Kate by Hoku Homes! This tremendous 2 storey is massive, fully finished and stocked with one of a kind upgrades! This flagship property boasts over 2,600 sq/ft of living space above grade alone, with an open concept, perfect for entertaining main floor that includes a cozy fireplace, well sized kitchen and plentiful natural light! There's a half bath for guests tucked away from the kitchen and a true double attached garage that is already wired for EV vehicles! The second floor is fit for the whole family - there's 4 bedrooms up PLUS an office! The primary suite includes an incredible walk-in closet that features a skylight, island and is connected with the laundry room and 5 piece ensuite bathroom. The secondary bathroom upstairs is a 5 piece with separate shower/toilet area from the sinks - making bed time a breeze with the kids! The finished basement hosts a theatre room, 2 well sized bedrooms, 4 piece bathroom and storage space. There's wiring for a hot tub on the patio, a full deck with gas line for your BBQ and finally, there's pre-installed wiring for solar panels!