



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**2034 30A Avenue  
Coaldale, Alberta**

**MLS # A2205775**

**\$719,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,148 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board	<b>Zoning:</b>	RS
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Wet Bar		

**Inclusions:** Home theater system, TV and mount in living room, garage heater, underground sprinklers, window coverings

Stunning, Fully Developed Two-Storey in Coaldale! This beautifully finished, only 2-year-old home offers the perfect blend of modern design and thoughtful functionality. With 5 bedrooms, 3.5 baths, and over 2,100 sq. ft. above ground, this home is ideal for families of all sizes. Upstairs, you'll find three spacious bedrooms, including a luxurious primary retreat with a spa-like 5-piece ensuite and a massive walk-in closet. The upper level also features a second full bath, convenient upstairs laundry, and a breathtaking open-to-below design that overlooks the living room on the main level. The main floor is designed for both style and convenience, featuring a stunning kitchen with a walk-through pantry, large island, and sleek finishes. A cozy office nook, a mudroom off the garage for all your daily essentials, and a bright, open-concept living room with beautiful gas fireplace and dining space complete the main level. Downstairs, the fully developed basement is an entertainer's dream! Enjoy a spacious family room that doubles as a theatre space, a built-in wet bar, plus two additional bedrooms and another full bath—perfect for guests or a growing family. Step outside to the newly landscaped yard, complete with underground sprinklers and a large covered deck, offering the perfect space to relax and entertain. The attached garage is a great size (23'1" x 25'6") and is heated. This home is truly move-in ready with all the extras you could want. Don't miss out—schedule your private showing with your favorite REALTOR today!