



**406 Sundance Bay
Coalhurst, Alberta**

MLS # A2207040



\$550,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,310 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: See appliances...plus - tv mounts(no tv's), garage heater, mounted storage racks in garage.

Stunning bi-level home in the bedroom community of Coalhurst just minutes away from Lethbridge's west side. This is a really nice comfortable home with a good size welcoming entry that also features an entrance to the garage. Main floor has vinyl plank flooring and 9 foot ceilings. Living room has custom built-ins and cabinets, floor to ceiling rock wall with beautiful gas fireplace, and box ceiling design for texture and style. Open plan continues on main with dining nook that features door to covered deck out back. There is even a gas bbq hookup for when you're grilling in the summer! Back inside the kitchen is fantastically appointed with full ceiling height cabinets, stainless steel appliance package, corner pantry, and beautiful quartz counters. Even the range hood cabinet opens up in case you ever need to service it! Down the hall you'll find a laundry room, a full bathroom with tub/shower combo, and 2 bedrooms, including primary with walk-in closet, & a beautiful ensuite that has double sinks and a walk-in shower. Basement is fully developed with a massive family room, 2 more bedrooms(including one with a walk-in closet), another full bathroom with tub/shower combo, and the furnace/utility room. There are also some nice closets for storage. Outside, yard is fenced and landscaped with underground sprinklers, and enclosed storage under the deck. Garage is heated which is so nice when it's cold. Home has conveniences of central a/c and central vac. There is a park and pond in the neighbourhood and Coalhurst's hidden little gem might just be the Kooyman Bakery! Coalhurst also has an Elementary School(K-6) and High School(7-12) for the kids! Move in and enjoy!