



GRASSROOTS
REALTY GROUP

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**2045 30A Avenue
Coaldale, Alberta**

MLS # A2209248



\$735,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 2,193 sq.ft. | Age: | 2020 (5 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.18 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | RS |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Walk-In Closet(s) | | |
| Inclusions: | Second Refrigerator, Shed, Security Cameras (Inactive) | | |

This corner-lot property features a beautiful bi-level home complete with a triple attached garage, six bedrooms, three and a half baths, and plenty of luxurious features for your family to enjoy! Step inside the front foyer and you'll notice the abundance of closet space which continues throughout the home, perfect for busy families wanting to keep tidy and organized. On the main level, the kitchen is perfect for hosting friends and family with a central island and breakfast bar, corner pantry, and a nearby open-concept living and dining room with a welcoming atmosphere from the bright windows and gas fireplace. Main floor laundry can be found down the hall from the impressive primary bedroom suite which includes a walk-in closet and stunning six-piece ensuite bath. Upstairs, two bedrooms and a four-piece bath surround a family room with closet space, ideal for setting up a home office or play room. Downstairs, a large rec room with a second fireplace and wet bar is accompanied by three bedrooms and another full bath. The convenient walk-out leads onto the lower patio which is complimented by a main-floor deck. With walking paths just outside the back gate and a park nearby, this home is perfect for summer entertaining. If a gorgeous home with tons of high-quality features sounds like the place for you, give your REALTOR® a call and book a showing today!