



**GRASSROOTS**  
REALTY GROUP

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**8638 21 Avenue  
Coleman, Alberta**

**MLS # A2210346**



**\$579,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,192 sq.ft.	<b>Age:</b>	1995 (30 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Asphalt, Double Garage Attached, Garage Door Opener, Garage Faces Front		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Gentle Sloping, Landscaped, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, electric stove, hood fan, dishwasher, washer, dryer, deep freezer, window blinds, hot plate, toaster oven & bar fridge in suite, humidifier, central vacuum & attachments, garage door opener & remote, n/g heater & work bench in garage

OPEN HOUSE SATURDAY JULY 12TH 1:00-3:00 P.M. Welcome to Coleman, Crowsnest Pass where expansive mountain views and staggering sunsets are yours to behold. This 2 bedroom 3 bathroom 1,192 sq. ft. bungalow offers a walk out basement with a separate entrance to accommodate the illegal suite. The entry hall welcomes you with plenty of space and low maintenance tile flooring. Extending from the entrance is access to the basement, main floor laundry, & 3 pc bathroom. Upon entering the open plan kitchen/dining you will be struck by the mountain views than can be enjoyed from inside and outside on the south facing deck. The dining area seamlessly flows into the living room with warm engineered hardwood flooring and large windows for those views. The abundant master suite offers a 4 pc en suite and walk through closet plus access to a covered private deck. The double attached heated garage is a plus and can be accessed from inside the house. The basement can be utilized as additional living space or rented for income. Pets will be secure in the privacy fenced yard and there is a ground level covered patio for outdoor enjoyment accessible from the basement. Crowsnest Pass offers many outdoor activities and is a growing community. Come home to the mountains!