



GRASSROOTS
REALTY GROUP

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123 Coote Street
Cayley, Alberta

MLS # A2289550



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,962 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, Street Lighting		

Heating:	Central, Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Manufactured Floor Joist, Vinyl Siding	Zoning:	RC
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click the "More Information" button. Welcome to this thoughtfully designed and newly-constructed 2-story home with 1900+ square feet of developed living space. The front of the home host a wide porch that leads into a spacious north facing front entry. A sunny front office/flex room with double glass doors contributes nicely to a light and bright front landing. On the homes east side and designed for convenience, there is a mud room with a side entry, the laundry and a two piece bathroom. The main floor, facing south, opens into a combined kitchen, dining and living room area with nine foot ceilings. With the big, blue sky on display out the back windows the prairie offers up an undeniable feeling of wide open space. Upstairs boasts 9' ceilings and there are four rooms, 1 primary bedroom with walk-in closet and ensuite, 2 secondary bedrooms alongside a full bathroom, and 1 north facing flex room (can be used as fourth bedroom) with double glass doors, that once again allow sunlight directly into the upstairs. Other interior features include a basement with 9-foot ceilings, ICF and drywall installed. All providing improved energy efficiency, enhanced durability, and superior soundproofing. This house is currently under construction and is estimated to be completed by June 30, 2026.