



**316 Greenwood Place  
Coalhurst, Alberta**

**MLS # A2299132**



**\$549,900**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,148 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SLR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, Microhood, Washer, Dryer, Blinds, Window coverings, Central Vac w attachments, Solarium, Permanent holiday lighting.

This isn't just a house, it's the one that feels different the moment you walk in. Built in 2022 and completely move-in ready, this home offers the peace of mind of new construction with the upgrades and finishes today's buyers actually want, without the wait, stress, or added cost. Step inside and you're welcomed by a bright, open-concept space designed for real life like morning coffees at the kitchen island, family dinners that turn into late night conversations, and a layout that just works. Every detail feels clean, modern, and effortless. But what truly sets this home apart is what you'll find beyond the main living space&hellip; Your private backyard escape. A fully finished yard featuring a glass solarium creates a space you can enjoy in every season from the morning sun, evening wind-downs, hosting friends in a setting that simply stands out, or for a future hot tub room. Step onto the privacy deck for intimate conversations, relaxing, and a peaceful escape. Downstairs, the fully developed space gives you flexibility for whatever life looks like whether that's a home gym, cozy movie nights by the built in fire place, or a quiet retreat at the end of the day. With 4 bedrooms and 3 full bathrooms, there's room to grow, host, and settle in comfortably from day one. There's no upgrade missed, complete with central air conditioning, hot water on demand, and a heated double car garage. Located in the welcoming community of Coalhurst, you'll enjoy the quiet pace of small-town living while being just a few minutes from Lethbridge, giving you the best of both worlds. Why wait to build when this is already done? Homes like this don't come up often. And when they do, they don't last. Book your showing and experience it for yourself.