



GRASSROOTS

REALTY GROUP

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**75 Ironstone Drive
Coleman, Alberta**

MLS # A2302116

\$515,000



Division:	NONE		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,937 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Lawn, Views		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board, Mixed

Foundation: Poured Concrete

Features: Central Vacuum

Water: -

Sewer: -

Condo Fee: \$ 427

LLD: -

Zoning: R-2A

Utilities: -

Inclusions: TV Wall Mounts

Welcome to 75 Ironstone Drive, where refined mountain living meets thoughtful design in the Ironstone Lookout community. This beautifully finished three-level home offers over 2,500 sq ft of developed living space, featuring 4 bedrooms and 3.5 bathrooms, all tied together by warm earth tones and a striking Douglas fir staircase that carries through each level. The main floor is designed for connection and comfort, with an open-concept layout ideal for entertaining. The kitchen is a standout, complete with a gas stove, gleaming quartz countertops, a large island with sit-up breakfast bar, and a full wall of pantry cabinets for exceptional storage. Just off the kitchen, step out to the exposed aggregate patio, perfect for barbecues (featuring natural gas line) and gathering with family and friends. The living room invites you to unwind with a natural gas fireplace and mantle, while large windows and direct access to the balcony extend your living space outdoors, offering the perfect spot for your morning coffee while taking in the surrounding mountain views. Upstairs, the primary suite offers a peaceful retreat with a custom walk-in closet and spa-inspired ensuite featuring a double vanity, walk-in tiled and glass shower, and private water closet. Additional bedrooms and well-appointed bathrooms provide space for family or guests. The fully developed lower level extends your living space with versatility for recreation, hosting, or relaxation. Additional features include central air conditioning, central vacuum with attachments, and a double attached garage that is insulated and drywalled. The large paved driveway provides ample parking and enhances the home's curb appeal. Residents of Ironstone Lookout enjoy a well-managed, exceptionally maintained development, allowing you to spend less time on chores like snow removal and lawn care, and

more time enjoying everything the Crowsnest Pass lifestyle has to offer.