



**37 Laurel Place
Coalhurst, Alberta**

MLS # A2302853



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,240 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	SMALL LOT RESIDENTIAL - S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot Tub

Step into a quiet cul-de-sac where neighbors still wave and daily life feels calm and grounded. This walk-out bungalow delivers the space and flexibility you’ve been looking for, with a layout designed to keep up with real life. From the moment you pull up, the curb appeal draws you in. Inside, vaulted ceilings and an open-concept design create a bright, expansive feel that invites you to settle in right away. The great room anchors the home with a cozy fireplace, perfect for slow evenings or hosting the people who matter most. The kitchen is built for both movement and gathering, with granite countertops, a raised eating bar, and seamless flow into the dining area. It’s where meals come together, conversations happen, and routines take shape. Hardwood floors add warmth and give you the opportunity to refinish and elevate the space to your style. Head out to the covered deck and start your mornings with coffee or wind down in the evening overlooking the yard. Downstairs, the fully developed walk-out basement opens the door to more. Set up a media space, host guests, or explore future suite potential with municipal approval. With 4 bedrooms and 3 full bathrooms, there’s room to grow, host, and adapt as life evolves. Laundry hook-ups on both levels give you options that work for your routine. With a playground and school just steps away, and a neighborhood known for its welcoming feel, this is a place where daily life flows with ease. This isn’t just somewhere to live. It’s a space to move into, make your mark, and start your next chapter.