



**137 Coachman Way  
Blackfalds, Alberta**

**MLS # A2304697**



**\$624,900**

<b>Division:</b>	Cottonwood Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,471 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Insulated, R		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Level, No Back Lane, No N		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, BLINDS		

FULLY DEVELOPED 4 BEDROOM, 3 BATH ROOM MODIFIED BI-LEVEL ~ PIE LOT IN A QUIET CUL-DE-SAC W/NO NEIGHBOURS BEHIND ~ 25' L X24' W ATTACHED GARAGE + RV PARKING ~ Large covered front veranda welcomes you and leads to a spacious foyer with high ceilings that open to the upper level ~ Open concept main floor layout ~ The living room has floor to ceiling windows that overlook the backyard and is centred by a cozy gas fireplace with a tile surround ~ The kitchen offers plenty of white cabinets, ample counter space including an island with an eating bar, full tile backsplash, sunny south facing window above the sink and a walk-in corner pantry ~ Easily host large gatherings in the dining room with access to the covered deck and backyard ~ 2 main floor bedrooms are both a generous size with ample closet space ~ 4 piece main bathroom ~ Open staircase leads to the private primary bedroom located on it's own level with plenty of space for a king size bed and furniture, walk-in closet with built in organizers, and an ensuite with dual sinks and a walk-in shower ~ The fully finished basement has high ceilings, large above grade windows and offers a large L-shaped family room (potential for a 5th bedroom), laundry, 4 piece bathroom, a spacious bedroom, and space for storage throughout ~ Double attached garage is insulated, finished with drywall, and has a man door to the extra large driveway with space for two vehicles and RV parking ~ The fully fenced backyard is landscaped, has a garden shed and space below the deck for storage ~ Excellent location; walking distance to schools, parks, playgrounds and waking trails, and steps to a commercial shopping area with all amenities.