



**17 Ironstone Drive  
Coleman, Alberta**

**MLS # A2305326**



**\$509,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,256 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 427
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	residential
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Vaulted Ceiling(s)		

**Inclusions:** n/a

Beautifully spacious bungalow style four-bedroom, three-bathroom home at 17 Ironstone Drive in the Crowsnest Pass. Open floor plan designed with emphasis for functional one floor living and easy access to attached garage and main floor laundry. This condo, with its stunning mountain views, offers a fully developed basement with an extra large family room with space for guests and wonderful family-get-togethers. Ironstone Lookout is remarkable for its wide streets and generous parking arrangements. Surrounded by nature and the incredible Rocky Mountains, Crowsnest Pass is a vibrant mountain community that offers four season adventures including hiking, fishing, golfing, skiing, and miles of unparalleled backcountry adventures.