



**101 Coachman Way
Blackfalds, Alberta**

MLS # A2314934



\$665,000

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,878 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1L
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: n/a

Beautiful custom-built home by Eagle Ridge Builders offering exceptional curb appeal with a front attached garage plus an impressive 28' x 24' double detached garage — a rare and highly sought-after feature! Located in the desirable Cottonwood Estates subdivision in Blackfalds, this property showcases pride of ownership throughout. Step inside to a spacious tiled entry leading up to the bright open concept main floor. The chef-inspired kitchen features an abundance of soft-close cabinetry, quartz countertops, a large walk-in pantry, black appliances, a two-tier island with eating bar, and tiled flooring that flows into the dining area. The living room is warm and inviting with beautiful hardwood flooring. This level also offers two bedrooms, a 4-piece bathroom, and a convenient main floor laundry room complete with sink. Upstairs you'll find the spacious primary retreat with room for a king-sized suite, oversized walk-in closet, and luxurious 5-piece ensuite featuring a jacuzzi tub. Additional features include central air conditioning, roughed-in in-floor heat in the basement, under-deck storage, low-maintenance landscaping, fenced yard, and back lane access. The standout 28' x 24' detached garage offers incredible versatility and is perfect for the car enthusiast, hobbyist, workshop space, toy storage, or additional parking. With convenient back lane access and ample room for vehicles, tools, and recreational equipment, this garage adds tremendous value and functionality to the property. The basement remains open for your future development ideas - rough in for an additional bathroom, 2 more bedrooms and a family room! Quick possession available!