



**313 Sundance Drive
Coalhurst, Alberta**

MLS # A2317302



\$500,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, washer, dryer, central air conditioner, garage door opener + remote

Welcome to Coalhurst, a family-friendly community just minutes from Lethbridge. This fully finished two-storey home offers an abundance of living space with three separate family rooms and a beautifully landscaped yard. The bright, open-concept main floor is ideal for both everyday living and entertaining, featuring elegant wainscoting, a cozy gas fireplace, and the convenience of main floor laundry with a nearby half bath. The spacious kitchen and living areas create a warm and inviting atmosphere for gathering with family and friends. Upstairs, you'll find three comfortable bedrooms, including a spacious primary suite complete with a stunning 5-piece ensuite. A bonus room with vaulted ceilings provides the perfect space for a media room, play area, or relaxing family retreat. An additional 4-piece bathroom completes the upper level. The fully developed basement extends the living space even further with a large family room, fourth bedroom, office, and a 3-piece bathroom. Offering space, functionality, and thoughtful finishes throughout, this home is perfectly suited for growing families looking to enjoy all that Coalhurst has to offer.