



GRASSROOTS
REALTY GROUP

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202 Lake Drive
Coalhurst, Alberta

MLS # A2319816



\$815,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,037 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: stove, fridge, washer/dryer, dishwasher, garage door control x2, window coverings + blinds, tv wall mounts X2, shed

Custom-built by the original owner, this impeccably maintained executive walkout bungalow backs onto a park and showcases exceptional quality throughout. The bright open-concept design features vaulted ceilings, triple-pane windows, 9' ceilings, and a stunning custom kitchen with wood cabinetry, pot filler, reverse osmosis system, and a walk-through butler's pantry.

The spacious primary retreat offers park views, a walk-in closet, and a heated-floor ensuite. The fully finished walkout basement includes in-floor heat, two oversized bedrooms, a full bath, and a dedicated gym. Enjoy the oversized heated garage, dual-zone heating, engineered floor trusses, and premium energy-efficient construction.

Outside, relax on the deck with a natural gas BBQ hookup, permanent Gemstone lighting, powered shed, and mature apple tree. A rare opportunity to own a meticulously built, one-owner home where luxury, efficiency, and craftsmanship come together.