



GRASSROOTS
REALTY GROUP

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2132 30B Avenue
Coaldale, Alberta

MLS # A2326411



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,063 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Triple Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Wood Frame	Zoning:	RESI
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, 2x garage door openers, central A/C, , electric stove, garage control (s), range hood,

The main floor is thoughtfully designed with light wood tones, stone counters, and matte-black fixtures, creating a warm, modern aesthetic throughout. At the heart of the home is a showpiece kitchen featuring a 9-foot quartz island, floor-to-ceiling cabinetry, stainless-steel appliances, and pantry with custom built-ins complete the space with both function and style. The oversized living room offers plenty of space for the entire family, while a wall of expansive windows fills the main level with natural light. Additional features include a custom fireplace, floating oak shelves, and a covered deck located just off the dining area. The entire upper level is dedicated to the primary retreat. Large south-facing windows, private laundry, a dual vanity, freestanding soaker tub, walk-in closets, and a custom tiled shower with a built-in bench and matte-black rainfall shower head create a space designed for comfort and privacy. Downstairs is fully developed and features a well sized family room, two large bedrooms and a 4pc bathroom. Property is currently under construction. Photos are for reference only and may not reflect the finished home.