



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3076 21 Street
Coaldale, Alberta

MLS # A2329691



\$895,000

Division:	NONE		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,006 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	RES1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Tankless Water Heater.

With over 2,000 sq. ft. of thoughtfully designed living space, this modern home offers five spacious bedrooms, 3.5 bathrooms, and a triple car garage. Step into a grand, welcoming foyer that leads to an expansive open-concept main floor—perfect for both entertaining and everyday living. Please note that the exterior images are architectural renderings and not photos of the actual property. Interior photos are from a previous build and are shown for reference only. Finishes, features, and layout may vary. The main level features a stylish kitchen, generous dining area, and a cozy living room with a fireplace and large windows that flood the space with natural light. The private primary suite includes a 3-piece ensuite, a large walk-in closet, and direct access to the laundry room for ultimate convenience. A 2-piece powder room completes the main floor. Upstairs, two additional bedrooms and a 4-piece bathroom offer a private, comfortable space for family or guests. The fully finished basement adds even more versatility with a spacious rec room, two more bedrooms, a 4-piece bath, and a utility room with plenty of storage. The Interior photos are not current as this property is still under construction.