



GRASSROOTS
REALTY GROUP

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262 Fairway Drive
Coaldale, Alberta

MLS # A2339740



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,285 sq.ft.	Age:	1988 (38 yrs old)
Beds:	3	Baths:	3
Garage:	Attached Carport, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, On Golf Course, Sta		

Heating:	Boiler, Combination, In Floor, Forced Air, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Clay Tile, Tar/Gravel
Basement:	None
Exterior:	Brick, Vinyl Siding
Foundation:	Slab
Features:	Ceiling Fan(s), Kitchen Island, Storage, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: All appliances as is in the house.

Check out this one-owner, two-storey home backing onto the Land O's Lakes Golf Course. This home was built by a contractor for use as his own personal home and was built to last with upgraded features including screw piles and a clay tile roof. This well-maintained home has been the setting for many family memories and offers over 3,000 square feet of living space. The solid brick exterior and clay tile roof provide lasting durability. The attached double garage, carport, additional storage areas, RV parking and backyard shed offer plenty of practical space. The upper floor features a large living room, a beautiful sunroom overlooking the golf course, a kitchen and dining area, two bedrooms, and a large laundry room. The primary bedroom takes full advantage of the golf course views. A third bedroom is located on the main floor, providing flexibility for guests, family, or a home office. The main floor also features a 3rd full bathroom with a sauna. Other features include a wood-burning fireplace, wet bar, and a hot tub on the main floor (hot tub has not been used for years but it is a consideration for the future). Call your agent today to view. Quick possession is possible.