



GRASSROOTS
REALTY GROUP

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**17 Coachill Street
Blackfalds, Alberta**

MLS # A2342696



\$539,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In, Front Yard, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Smoking Home		

Inclusions: Shed

If quality finishes and tasteful upgrades are what you've been searching for, this beautiful two-storey home won't disappoint! Rich oak hardwood flooring welcomes you at the front entrance and extends throughout the main and upper levels, complemented by striking granite tile in the bathrooms. Just off the entry is a versatile flex room perfect for a home office, gym or playroom, while the heart of the home opens into a bright, open-concept kitchen, dining, and living area filled with natural light from the large backyard windows. The inviting living room features a cozy gas fireplace with tile surround, creating the perfect gathering space. The kitchen is truly the showpiece, offering warm ivory cabinetry, gorgeous granite countertops, a stylish tile backsplash, a convenient eating bar with seating for four and a walk-through pantry. Upstairs, the spacious primary suite offers a walk-in closet and a luxurious five-piece ensuite complete with a supersized shower, separate soaker tub, and private water closet. Two additional bedrooms are connected by a well-designed four-piece bathroom, and the conveniently located upper-floor laundry adds everyday practicality. The fully finished basement provides two more bedrooms (one with a walk-in closet and dressing area), a large family and games room, and another full bathroom, making it ideal for a growing family or guests. Outside, you'll appreciate the double attached garage, wide front driveway, fully fenced yard with maintenance-free vinyl fencing, and a large storage shed that could even serve as a clubhouse. This is far from your typical cookie-cutter home—it's a thoughtfully designed property with quality finishes, functional space, and exceptional value.

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