



GRASSROOTS
REALTY GROUP

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41 Laurel Place
Coalhurst, Alberta

MLS # A2343468



\$639,900

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	2016 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Alley Access, Double Garage Attached, Double Garage D		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Pie Shaped Lot, Privat		

Heating: Fireplace(s), Forced Air

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Cement Fiber Board

Foundation: Poured Concrete

Features: Bookcases, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: A TV wall mount

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Tucked away in a private cul-de-sac on a pie shaped lot, this premium five-bedroom, three-full baths, walkout bungalow features an attached double garage and an additional heated detached double garage/workshop with an independent electrical panel! This exceptional home offers endless possibilities. The open-concept main level features airy nine-foot ceilings, expansive windows, and a striking custom tray ceiling complete with recessed lighting and a large fan, while the spacious island seamlessly connects the open kitchen and dining area, and a walk-in pantry offering abundant storage. Further, a dedicated laundry room with utility sink and laundry closet. The main level also consists of two full baths and two bedrooms with the primary bedroom serving as a private retreat, complete with walk-in closet, five piece ensuite bath with double vanity and soaking tub. The fully finished basement boasts eight-foot ceilings, more large windows, a cozy gas fireplace with its own climate control. Three additional bedrooms and another full bath complete the walkout design downstairs providing direct access to the backyard and concrete patio including dedicated hot tub rough-in. Outside features large front porch and back deck off the main level includes a bbq gas line hookup. Continuous concrete landscape curbing borders the flowerbeds beautifully and accent the property. The flowerbeds are awaiting your ideas. Both the home and the second garage are built with durable Hardie Board siding. Completing the exterior is a designated open area adjacent to detached garage for a trailer or more vehicle(s) etc. Modern conveniences include central A/C, central vac with floor sweep, soft-close cupboards and drawers, and a recently upgraded hot water tank. Hwy 3 or a fully paved back road both offer a quick trip to the Lethbridge's west side in

under 10 minutes. A MUST SEE! Call your REALTOR® today!