



GRASSROOTS
REALTY GROUP

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8621 24 Avenue S
Coleman, Alberta

MLS # A2343716



\$565,000

Division:	NONE		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,318 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Driveway, Front Drive, Off Street, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Interior Lot, Landscaped, No Back Lane, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	Res.
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: window coverings

Welcome to this modern style half duplex in the heart of the Crowsnest Pass. This home is located close to all outdoor amenities. Golf, fishing, cross country skiing, several walking paths, Pass Powder Keg Ski Hill. Schools and shopping are close by. The design features an open plan living room., kitchen and dining room. On the second floor you have a spacious master suite, with a walk in closet and full bathroom. Enjoy your morning coffee from the master suite balcony, with the vast view of the Rocky Mountains. There are two other roomy bedrooms and another full bathroom. Also double door laundry closet, on this floor. The basement gives you even more space, with a 3rd bathroom. This home has all that you would want. Great location, modern styling, oversized single garage, wonderful views, all in a great mountain community.