



**GRASSROOTS**  
REALTY GROUP

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**37 Laurel Place**  
**Coalhurst, Alberta**

**MLS # A2345103**



**\$520,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | Bungalow                                                               |               |                   |
| <b>Size:</b>     | 1,240 sq.ft.                                                           | <b>Age:</b>   | 2009 (17 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Off Street                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Front Yard, Interior Lot, Landscaped |               |                   |

|                    |                                                                                                                         |                   |                           |
|--------------------|-------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                 | <b>Water:</b>     | -                         |
| <b>Floors:</b>     | Carpet, Hardwood                                                                                                        | <b>Sewer:</b>     | -                         |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                         | <b>Condo Fee:</b> | -                         |
| <b>Basement:</b>   | Full                                                                                                                    | <b>LLD:</b>       | -                         |
| <b>Exterior:</b>   | Stone, Vinyl Siding                                                                                                     | <b>Zoning:</b>    | SMALL LOT RESIDENTIAL - S |
| <b>Foundation:</b> | Poured Concrete                                                                                                         | <b>Utilities:</b> | -                         |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s) |                   |                           |

**Inclusions:** HOT TUB

When looking for that perfect home for your family or a place where you can transition to everything on one level, this bungalow delivers the space and flexibility you've been looking for, with a layout designed to keep up with real life. From the moment you pull up, the curb appeal invites you in. Inside, vaulted ceilings and an open-concept design create a bright, expansive feel that calls you to settle in right away. The living room offers a focal fireplace, perfect for fall evenings or hosting family and friends. The kitchen is built for both movement and versatile cooking, with granite countertops, a raised eating bar, and seamless flow into the dining area. It's where meals and conversation are shared over food. Hardwood floors add warmth and give you the opportunity to refinish and elevate the space to your style. Head out to the covered deck and start your mornings with coffee or wind down in the evening overlooking the yard. Downstairs, the FULLY DEVELOPED WALK-OUT BASEMENT opens the door to more. Relax in your hot tub, watch a movie in the media space, workout in the recreation room, or explore a future suite potential with municipal approval. With 4 bedrooms and 3 full bathrooms, there's room to grow, host, and adapt as life evolves. Laundry hook-ups on both levels give you options that work for you. With a playground and school just steps away, and a neighborhood known for its welcoming feel, this is a place that offers small town charm with quick access to Lethbridge - only 10 minutes away. Welcome to 37 Laurel Place... a place to call home.