



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**406 Sundance Bay
Coalhurst, Alberta**

MLS # A2348513



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,283 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding
Foundation:	Poured Concrete
Features:	See Remarks

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

Inclusions: playset in backyard negotiable

Welcome to 406 Sundance Bay. This beautifully finished bi-level home is located in the quiet community of Coalhurst, just minutes from Lethbridge's west side. The main floor features 9-foot ceilings, vinyl plank flooring, and a spacious, welcoming entry with convenient access directly to the heated double attached garage. The bright open concept living area is designed for both everyday living and entertaining, with custom built-ins, cabinetry, a stunning floor to ceiling rock feature wall with a warm gas fireplace, and a stylish box ceiling detail. The dining area provides easy access to the covered rear deck, where you'll also find a gas BBQ hookup, perfect for summer entertaining. The kitchen is both beautiful and functional, featuring full height cabinetry, quartz countertops, stainless steel appliances, a corner pantry, and thoughtful details throughout, including a range hood cabinet designed for easy servicing. Down the hall are the laundry room, a full bathroom with tub/shower combination, and two bedrooms. The spacious primary bedroom includes a walk-in closet and a beautiful ensuite with dual sinks and a walk-in shower. The fully developed basement adds even more living space with a large family room, two additional bedrooms, including one with its own walk-in closet, a full bathroom with tub/shower combination, and plenty of storage throughout. The utility/furnace room is tucked away neatly in the basement as well. Outside, the fully fenced and landscaped yard features underground sprinklers, a covered deck, and enclosed storage underneath. The heated double garage provides a welcome convenience during the colder months, while central air conditioning and central vacuum add even more comfort to the home. Don't miss your opportunity to see this stunning home!

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