



GRASSROOTS
REALTY GROUP

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37 Coachill Street
Blackfalds, Alberta

MLS # A2349489



\$685,000

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Concrete Driveway, Garage Door Opener, H		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 2-Fridges, Stove, Built-In Dishwasher, Microwave Built-In, Upright Freezer, Blinds, Washer, Dryer, Central Vacuum with Attachments, 2 Garage Doors Openers with 2 Remotes

Discover a captivating residence nestled within Cottonwood Estates, Blackfalds, where thoughtfully designed living meets serene community charm. This exceptional two-story house, boasting 2,119 square feet, offers a harmonious blend of style and practicality, featuring four bedrooms and four bathrooms, including a lavish five-piece ensuite and an additional 4 piece bath for ultimate comfort. Upon entering, you'll appreciate the expansive living area, complete with, gleaming hardwood floors, and a gas fireplace adorned with tile and mantle—creating a warm and inviting atmosphere for gatherings. A granite counter breakfast bar and kitchen island enhance the functionality of the gourmet kitchen, complemented by ample storage within the pantry. Conveniently located above grade, three bedrooms provide restful retreats, while the finished basement offers additional living space with one extra bedroom, perfect for guests or hobbies. With three attached heated garage spaces, a convenient third door to your rear yard, and RV access/parking, along with a parking pad, storing vehicles and recreational equipment is effortless. Enjoy outdoor living with the deck overlooking a meticulously landscaped backyard featuring lawn, garden, and low maintenance landscaping, while the back lane provides added convenience. Central air provides refreshing comfort throughout, and vinyl windows ensure energy efficiency. Laundry room located upstairs, along with carpet, ceramic tile, laminate flooring throughout the home, further enhance its appeal. Community features such as park, playground, schools nearby, shopping nearby, sidewalks, and street lights.