



**GRASSROOTS**  
REALTY GROUP

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47 Ironstone Drive  
Coleman, Alberta

MLS # A2193517



**\$549,000**

|           |                              |        |                  |
|-----------|------------------------------|--------|------------------|
| Division: | NONE                         |        |                  |
| Type:     | Residential/Four Plex        |        |                  |
| Style:    | Bungalow                     |        |                  |
| Size:     | 1,137 sq.ft.                 | Age:   | 2025 (1 yrs old) |
| Beds:     | 4                            | Baths: | 3                |
| Garage:   | Single Garage Attached       |        |                  |
| Lot Size: | -                            |        |                  |
| Lot Feat: | Backs on to Park/Green Space |        |                  |

|             |                               |            |             |
|-------------|-------------------------------|------------|-------------|
| Heating:    | Forced Air                    | Water:     | -           |
| Floors:     | Vinyl Plank                   | Sewer:     | -           |
| Roof:       | Asphalt Shingle               | Condo Fee: | \$ 420      |
| Basement:   | Full                          | LLD:       | -           |
| Exterior:   | Mixed                         | Zoning:    | Residential |
| Foundation: | ICF Block                     | Utilities: | -           |
| Features:   | High Ceilings, Kitchen Island |            |             |

|             |     |
|-------------|-----|
| Inclusions: | n/a |
|-------------|-----|

One of the last four homes to be built at Ironstone Lookout. Number 47 Ironstone Dr. is a bungalow style home with a wide frontage which is seldom seen in the semi-detached market. The main level features an open floor plan with two bedrooms and two bathrooms. Main floor laundry. Very bright with large windows to take advantage of the beautiful mountain views that Crowsnest Pass offers. The lower level has a large media room, two bedrooms and a bathroom. Spacious attached garage with an ample driveway offers comfortable parking. Ironstone Lookout offers proven high quality craftsmanship and materials in a beautiful mountain home. GST is applicable.