

\$599,300 - 97 Coachman Way, Blackfalds

MLS® #A2069936

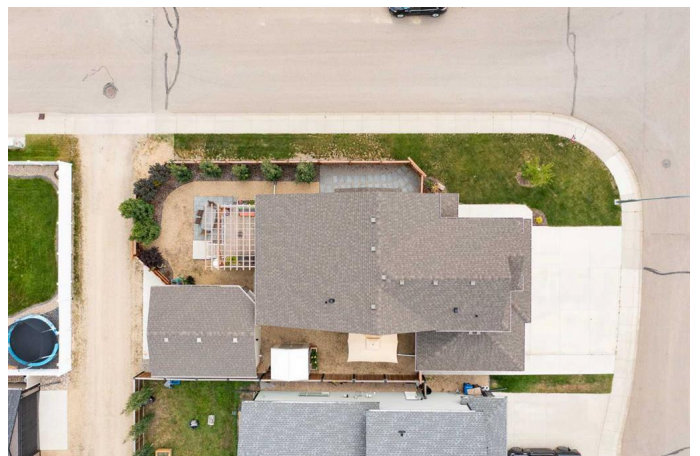
\$599,300

3 Bedroom, 3.00 Bathroom, 1,571 sqft

Residential on 0.15 Acres

Cottonwood Estates, Blackfalds, Alberta

Bring your cars, quads, boats, and toys and settle in to 97 Coachman Way in Blackfalds. This spacious Modified Bi-Level sits on a 6,564 Sq.Ft. corner lot with attached Triple Garage and a Detached Double Garage! With space for everyone and everything, you can move in and enjoy for years to come, even add on a Bedroom or 2 as the family grows. The bright and open floor plan is perfect for family life or entertaining, with vaulted ceilings that keep the space open and airy. The Kitchen, with tons of cabinets, counters, and a centre island, has tons of space for prep work, as well as abundant storage in the corner pantry. Stainless appliances are offset by a beautiful tile backsplash, a truly impressive Kitchen that you'll look forward to cooking in. The attached Living Room offers a cozy gas fireplace for cold winter days, while the spacious Dining Room overlooks the back deck with gas line for a bbq, perfect for extending your living space to the outdoors. The main floor has 2 Bedrooms and a great sized 4 Piece Bath, while the Master Suite is up a few stairs on its own level. With a huge walk-in closet and spa-like 5 piece Ensuite, you'll look forward to relaxing and rejuvenating at the end of the work day. The lower level offers a great sized Rec Room for the ultimate man cave or family nights, plus space for you to add a couple of Bedrooms as you expand your family. Outside, there is no shortage of space for toys, tools, and hobbies in the Triple Attached Garage or the Double



Detached Garage; make one for parking and one for your boat and quad, or turn the Detached Space into a work shop or a place to tinker on your classic car; the options are endless! The fully-fenced yard is perfect for kids and pets with a beautiful wood fence, stunning landscaping, patio paver space for dining al fresco, and a pergola that casts the perfect amount of shade over the upper deck. A private hot tub space is tucked around the corner, along with a garden shed for your yard toys or equipment. This exquisite property is located in Cottonwood Estates, a family-friendly neighbourhood that is just steps from schools, shopping, and services, allowing your family to get what they need and want without going far from home. Immaculate and move in ready, this exquisite property is ready for you to call it home!

Built in 2017

Essential Information

MLS® #	A2069936
Price	\$599,300
Sold Price	\$585,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,571
Acres	0.15
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	97 Coachman Way
Subdivision	Cottonwood Estates

City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0B4

Amenities

Parking Spaces	7
Parking	Double Garage Detached, Triple Garage Attached

Interior

Interior Features	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Corner Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2023
Date Sold	December 18th, 2023
Days on Market	131
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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