

\$329,900 - 41 Coachman Way, Blackfalds

MLS® #A2101854

\$329,900

3 Bedroom, 2.00 Bathroom, 1,212 sqft

Residential on 0.11 Acres

Cottonwood Estates, Blackfalds, Alberta

ORIGINAL OWNER ~ 3 BED, 2 BATH BI LEVEL WITH OVER 1200 SQ. FT. ABOVE GRADE ~ LARGE FENCED YARD WITH ALLEY ACCESS ~ Covered front entry welcomes you and leads to a bright foyer with high ceilings that open to the upper level ~ Open concept main floor layout complemented by vaulted ceilings creates a feeling of spaciousness ~ The living room features hardwood flooring and a large picture window overlooking the deck and backyard ~ The kitchen offers a functional layout with plenty of dark stained maple cabinets, ample counter space including an island with an eating bar and pendant lights above, full tile backsplash, corner pantry and stainless steel appliances ~ Easily host a large family gathering in the dining room that offers another large picture window overlooking the backyard plus garden door access to the deck with privacy panelling and enclosed storage below ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, a large closet and a 4 piece ensuite with an oversized vanity ~ 2 additional main floor bedrooms are both a generous size and are conveniently located just off the 4 piece main bathroom ~ The basement offers roughed in in floor heat, large above grade windows and is framed with a massive family room, 2 bedrooms, a full bathroom, and still leaving tons of space for storage ~ The fully fenced backyard has large swing gates with room to park your toys (potential for future garage development), a



fenced in dog run and still tons of yard space ~
Excellent location; steps to schools, parks,
playgrounds, shopping, walking trails and all
other amenities!

Built in 2013

Essential Information

MLS® #	A2101854
Price	\$329,900
Sold Price	\$325,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,212
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	41 Coachman Way
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A5

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	1
Parking	Alley Access, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows
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Appliances	Dishwasher, Microwave, Refrigerator, See Remarks, Stove(s), Washer/Dryer
Heating	In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 15th, 2024
Date Sold	February 15th, 2024
Days on Market	30
Zoning	R1S
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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