

\$799,900 - 42 Coachill Street, Blackfalds

MLS® #A2157280

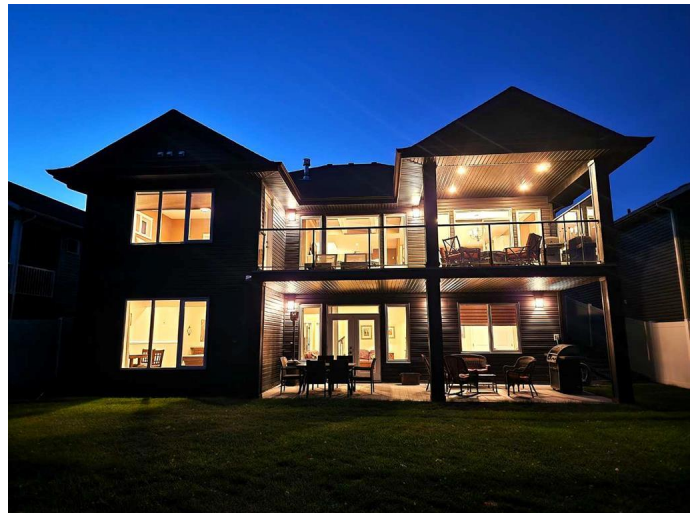
\$799,900

3 Bedroom, 3.00 Bathroom, 1,762 sqft

Residential on 0.19 Acres

Cottonwood Estates, Blackfalds, Alberta

Want to live in town but not feel like you do? Check out this amazing home, Built by the Builder for The Builder. Immaculate, Fully Finished, Walk Out Bungalow, located on a dead-end street, and backing onto a Natural Pond Reserve. Enjoy the Tranquility of Nature. From the abundance of Birds, Various Wildlife, Deer, and the occasional Moose that wander through the Reserve. From the minute you step into the Grand Front Entrance you will be amazed at the Expansive Open Concept with a Bank of South Facing, floor to ceiling windows allowing Natural Light to flood throughout the entire home. You will Love your Dream Kitchen with a Large Island featuring Quartz Countertops, Tons of Cabinets, accented with Elegant Stainless-Steel Appliances. The Large South Facing Deck offers stunning Panoramic Views of the Natural Reserve with Option of catching some sun or Relaxing after a long day under the covered portion. A Large Master Bedroom offers plenty of room for a King-Sized Bed, and includes a 5 Piece Ensuite, Walk-In Closet, with a Bonus Access Door directly to your Deck. The Walk Out Basement is another Oasis Living Space, with 9'™ Ceilings, Oversized Windows, Wet Bar, 2 Large Bedrooms, Full 4 Piece Bathroom, a Flex Room that can work as a 4th Bedroom or Media Room, and In Floor Radiant Heat for added comfort. Enjoy your Lower Covered Deck leading to an Impeccably Landscaped Yard, fully fenced with White Vinyl and Black



Chain Link Fence. The Oversized Garage is Heated with Dual Floor Drains, and an Extra-Large Concrete Front Driveway. Some other Great Notable extras include Central Air Conditioning, Coffered Ceilings, Main Floor Laundry, Sound Dampening Insulation in the basement ceiling under the Master Bedroom, and numerous Light Dimmers. Don't miss this Amazing, Move in Ready home with a One-of-a-Kind Location.

Built in 2014

Essential Information

MLS® #	A2157280
Price	\$799,900
Sold Price	\$802,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,762
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	42 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener,

Garage Faces Front, Heated Garage, Insulated, Off Street, Oversized, Parking Pad

Interior

Interior Features	Central Vacuum, French Door, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Wet Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner
Heating	Forced Air, High Efficiency, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, Barbecue, Fire Pit, Garden, Private Yard
Lot Description	Backs on to Park/Green Space, Environmental Reserve, Lawn, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, See Remarks, Treed, Wetlands
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2024
Date Sold	March 8th, 2025
Days on Market	206
Zoning	R1L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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