

\$420,000 - 2 Coachman Way, Blackfalds

MLS® #A2181828

\$420,000

4 Bedroom, 2.00 Bathroom, 1,182 sqft

Residential on 0.11 Acres

Cottonwood Estates, Blackfalds, Alberta

Welcome to your dream home! This beautifully designed and well maintained bi-level residence offers the perfect blend of comfort and functionality. Situated in a desirable neighborhood, on a corner lot this property boasts ample space and modern features that cater to today's lifestyle. The open-concept living area is flooded with natural light, creating a warm and inviting atmosphere. The living room seamlessly flows into the dining area, making it ideal for entertaining friends and family. The well-appointed kitchen features modern stainless steel appliances, ample counter space, and a convenient breakfast bar. Whether you're a seasoned chef or a casual cook, this kitchen is sure to inspire culinary creativity. This home boasts two generously sized bedrooms, offering plenty of closet space, along with two additional rooms well suited for the kids or guests. While a full 4 piece bathroom on either floor makes sure everyone's needs and privacy are well met. The fully finished walkout basement adds valuable living space, perfect for a family room, or home office. Large windows bring in natural light, and the lower level entrance leads to a serene outdoor space, perfect for summer gatherings or quiet evenings. You'll enjoy the yard that features a large patio area ideal for barbecues and relaxation, a seasonal pool pad, and gated area for secured off street parking. The property's location offers easy access to nearby parks and walking trails,



perfect for outdoor enthusiasts. Close to schools, shopping, and major highways, this home provides easy access to all your daily needs while maintaining a peaceful suburban feel. This bi-level home with a walkout basement is a rare find and is ready to welcome its new owners. Schedule a showing today and experience all the charm and comfort it has to offer!

Built in 2013

Essential Information

MLS® #	A2181828
Price	\$420,000
Sold Price	\$420,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,182
Acres	0.11
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	2 Coachman Way
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A5

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	Pantry, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Central Vacuum, Vinyl Windows, Storage, Vaulted Ceiling(s), Wet Bar
Appliances	Dishwasher, Refrigerator, Central Air Conditioner, Microwave Hood Fan, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Finished, Walk-Up To Grade

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Manufactured Floor Joist, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	December 3rd, 2024
Date Sold	December 23rd, 2024
Days on Market	20
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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