

# \$679,000 - 125 Coachman Way, Blackfalds

MLS® #A2191930

**\$679,000**

5 Bedroom, 3.00 Bathroom, 1,704 sqft

Residential on 0.14 Acres

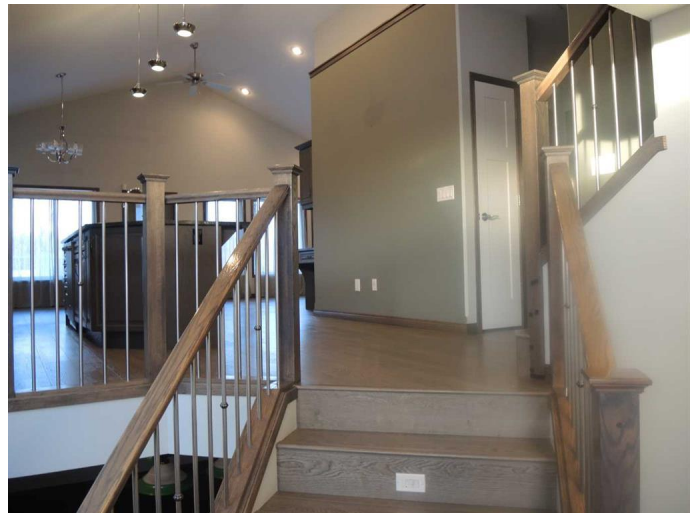
Cottonwood Estates, Blackfalds, Alberta

Immediate Possession!!! Fantastic 5 bedroom (3 up, 2 down) modified bilevel with a triple car heated garage on a quiet close. Almost Maintenance free with \$30,000 plus custom concrete yard. You will love the spacious front entry leading to the large kitchen with island and granite countertop. Relax on the covered deck with waterproof storage underneath it. Living room features a cozy fireplace with custom built book shelves and cabinets. Th large primary bedroom above the garage has his and hers walk in closets and a custom built Deacons Bench, the ensuite has 2 vanities and a large shower with glass doors. The Energy Efficient ICF Block basement is fully developed and boasts acid stained floors, a wet bar, concrete sit up bar, 2 big bedrooms, laundry room and storage room, in floor heat. On demand Hot Water Heater, Central air Conditioner, an firepit, an extra overhead door from the garage to the back patio and motion sensor exterior lighting are some of the extras in this home. This is a must see Home.

Built in 2016

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2191930  |
| Price      | \$679,000 |
| Sold Price | \$640,000 |
| Bedrooms   | 5         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.00              |
| Full Baths     | 3                 |
| Square Footage | 1,704             |
| Acres          | 0.14              |
| Year Built     | 2016              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | Modified Bi-Level |
| Status         | Sold              |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 125 Coachman Way   |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0B4            |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |

### **Interior**

|                   |                                                                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Quartz Counters, Bar, Wet Bar                                                                                                                   |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Tankless Water Heater |
| Heating           | In Floor, Forced Air, Natural Gas, Fireplace(s)                                                                                                                 |
| Cooling           | Central Air                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                               |
| Fireplaces        | Gas, Living Room, Glass Doors                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                             |
| Basement          | Finished, Full                                                                                                                                                  |

### **Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | BBQ gas line, Fire Pit |
| Lot Description   | Rectangular Lot        |
| Roof              | Asphalt Shingle        |

|              |                                             |
|--------------|---------------------------------------------|
| Construction | Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation   | ICF Block                                   |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 3rd, 2025 |
| Date Sold      | March 28th, 2025   |
| Days on Market | 53                 |
| Zoning         | R1                 |
| HOA Fees       | 0.00               |

**Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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