

# \$555,000 - 2 Coleman Crescent, Blackfalds

MLS® #A2235314

**\$555,000**

6 Bedroom, 3.00 Bathroom, 1,426 sqft

Residential on 0.16 Acres

Cottonwood Estates, Blackfalds, Alberta

Visit REALTOR® website for additional information. Welcome to this beautiful bungalow on a spacious corner lot in sought-after Cottonwood Estate in Blackfalds. Step inside to discover an open-concept layout with vaulted ceilings & lots of windows that fill the main living area with natural light. The kitchen is both stylish & functional, featuring maple cabinets, stainless appliances, a peninsula with breakfast bar, & a convenient pantry. The main floor offers a primary suite complete with a 4-pc ensuite & walk-in closet, along with 2 additional bedrooms & a full bathroom. Downstairs, the finished basement expands the living space with a large family room, 3 more bedrooms, another full bath, & a laundry room. Outside, the generous corner lot provides plenty of space for outdoor activities. The deck & patio are the perfect spots to unwind with your morning coffee or host summer barbecues.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2235314  |
| Price          | \$555,000 |
| Sold Price     | \$500,000 |
| Bedrooms       | 6         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,426     |



|            |             |
|------------|-------------|
| Acres      | 0.16        |
| Year Built | 2012        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bungalow    |
| Status     | Sold        |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 2 Coleman Crescent |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0C7            |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 6                                   |
| Parking        | Double Garage Attached, Front Drive |

### Interior

|                   |                                                                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, Open Floorplan, Walk-In Closet(s), Breakfast Bar, Closet Organizers, Pantry, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Range, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer                                                                     |
| Heating           | Forced Air, In Floor                                                                                                                                             |
| Cooling           | None                                                                                                                                                             |
| Fireplaces        | None                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                              |
| Basement          | Finished, Full                                                                                                                                                   |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Rain Gutters                                                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Corner Lot, Cul-De-Sac, Few Trees, Private |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                              |
| Foundation        | Poured Concrete                                                                                                 |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | June 27th, 2025  |
| Date Sold      | August 1st, 2025 |
| Days on Market | 35               |
| Zoning         | R-1L             |
| HOA Fees       | 0.00             |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | PG Direct Realty Ltd. |
|----------------|-----------------------|

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