

\$689,000 - 22 Coachill Street, Blackfalds

MLS® #A2253747

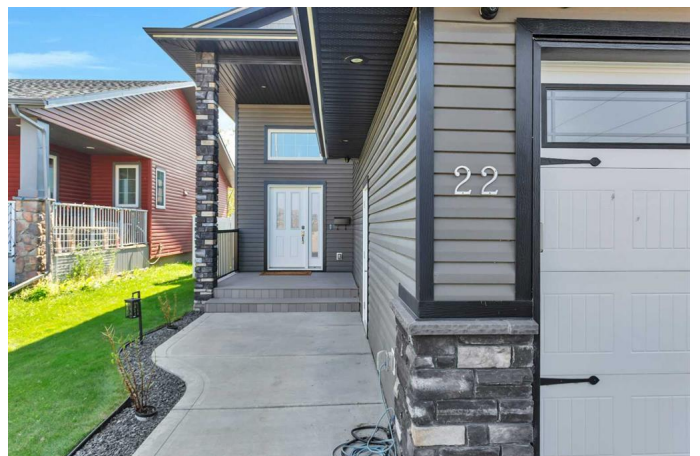
\$689,000

4 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.19 Acres

Cottonwood Estates, Blackfalds, Alberta

22 Coachill is the full package! This wonderful fully finished family home has it all and so much to offer any buyer. The grand entrance is modern yet simple spacious and sophisticated. The main level has a open concept with gorgeous dark engineered hardwood carrying throughout. The kitchen is simply a dream come true for anyone with the classic white oak cabinetry with soft close drawers, beautiful granite countertops which are also present in every bathroom and a walk-in pantry as a added bonus. You will get your techy and futuristic vibes with a state of the art "Smart" Fridge and beautiful appliances. Two generous sized bedrooms/office accompany the main level and the huge master bedroom is located on the upper level. The basement is fully finished with a 4th bedroom, full bathroom and a well designed family room/rec room/ gym area whatever your heart desires. Never worry about not being cozy and comfortable, both central air as well as underfloor heat are features of the house to help you have that perfect feel in the home. Now let's talk about the triple car garage that is fully finished with shelving, cabinets and front and back garage doors for easy movement if doing work in the garage. As impressive as the house is, the yard is equally gorgeous and one of a kind! Enjoy the south facing private backyard from your incredible sunroom. Underground sprinklers keep the yard green and fresh nearly all year round. Permanent LED lighting



installed on the front of the home with over 250 different settings will keep you festive for every holiday...or hockey game! This stunner is located perfect and offers so much to all types of buyers!

Built in 2015

Essential Information

MLS® #	A2253747
Price	\$689,000
Sold Price	\$677,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.19
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	22 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Vinyl Windows, Closet Organizers, Central Vacuum, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
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Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Central Air Conditioner, Stove(s)
Heating	Forced Air, Natural Gas, In Floor
Cooling	Central Air
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior Features	Private Yard, Barbecue
Lot Description	Back Yard, Landscaped, Backs on to Park/Green Space, Brush, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Date Sold	October 17th, 2025
Days on Market	42
Zoning	R1N
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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