

\$634,900 - 3115 22 Street E, Coaldale

MLS® #A2258883

\$634,900

5 Bedroom, 3.00 Bathroom, 1,665 sqft

Single Family on 0.19 Acres

N/A, Coaldale, Alberta

This beautifully designed 1,665 sq. ft. bi-level offers 5 bedrooms, 3 bathrooms, and a layout that is perfectly suited for family living. Step inside and you'll be greeted by soaring vaulted ceilings and an open-concept main floor filled with natural light, thanks to large windows that frame the space. The inviting gas fireplace adds warmth and character, making it the heart of the home where everyone can gather. The main floor is thoughtfully designed with a modern kitchen featuring granite countertops, a bright dining space, and a comfortable living room—all flowing seamlessly together for easy family living and entertaining. You'll also find two bedrooms, a full bathroom, and convenient main floor laundry on this level. The primary retreat is privately tucked away on the upper level, offering a spacious bedroom, a walk-in closet, and a spa-inspired 5-piece en-suite with dual sinks, a soaker tub, and a separate shower. The fully finished basement expands the living space with tall ceilings, large windows, and a generous rec room that's ideal for movie nights, watching the game, or a kids' play area. Two additional bedrooms, another full bathroom, and plenty of storage complete the lower level. Step outside to your private backyard oasis, featuring a large deck recently resurfaced with vinyl and upgraded with a weather enclosure, overlooking a landscaped, fenced yard with underground sprinklers that backs directly onto a green space—perfect for family BBQs, playtime,



and relaxing outdoors. For added convenience, this home includes a double attached garage, a large driveway with plenty of room to park an RV, and durable Hardi siding for low-maintenance curb appeal. Extra features like permanent 360° exterior lighting, central A/C, and hot water on demand make this home as functional as it is beautiful.

Set in the family-friendly community of Cottonwood Estates, this home combines thoughtful design with a welcoming location close t o schools, parks, and amenitiesâ€”everything a growing family needs. (id:6289)

Built in 2008

Essential Information

Listing #	A2258883
Price	\$634,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,665
Acres	0.19
Year Built	2008
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

Community Information

Address	3115 22 Street E
Subdivision	N/A
City	Coaldale
Province	Alberta
Postal Code	T1M0B6

Amenities

Amenities	Golf Course, Park, Playground
Features	See remarks, Other
Parking Spaces	6

Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes

Exterior

Exterior	Composite Siding, Stone
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Foothills South Real Estate
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