

**6 Coachman Way
Blackfalds, Alberta**

MLS # A2220778



\$474,900

Division:	Cottonwood Estates		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,175 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave hood fan, window coverings, washer, dryer, garage door opener & 2 controls, TV wall mount, AC.

A fully developed bilevel with a detached double car garage. The curb appeal is accented by the covered front porch. The entryway greets you with a large window for natural light. The living room features single plank laminate flooring that runs through the open style floor plan. Hickory staggered kitchen cabinets are accented by full tile backsplash, stainless steel appliances, an eating bar, pot/pan drawers, crown molding, a corner sil granite sink with double windows above, under cabinet lighting, and a patio door with built in blinds to the back deck. The king sized primary bedroom has a walk in closet and a 4 piece ensuite with a window. There are 2 more bedrooms and a 4 piece bathroom with a window on the main floor that features 9' ceilings. The professionally developed basement has a large family/games room, 2 bedrooms (one being used as a gym that needs flooring) & a 4 piece bathroom with a laundry area. The home has A/C, a high efficient furnace and hot water tank & rough in underfloor heat in the basement. The fully fenced and landscaped yard has a deck & a double car garage (built by the builder). A great location close to amenities, parks and a school.