

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

MLS® #A2191930

## \$679,000

5 Bedroom, 3.00 Bathroom, 1,704 sqft  
Residential on 0.14 Acres

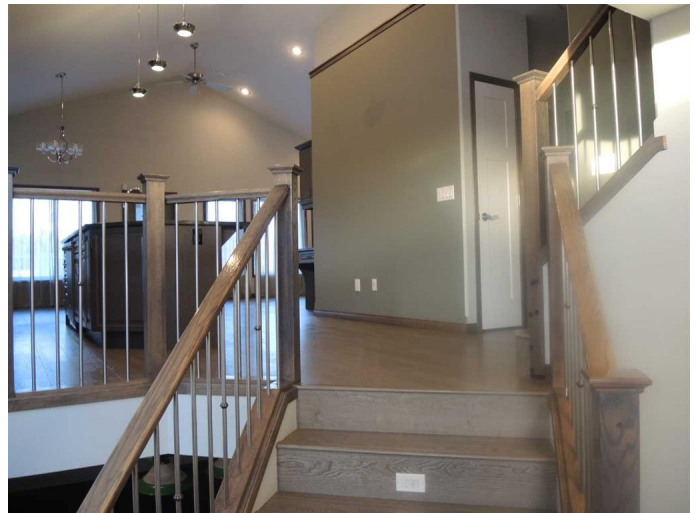
Cottonwood Estates, Blackfalds, Alberta

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
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	Active

### **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
# of Garages	3

### **Interior**

Interior Features	Central Vacuum, Quartz Counters, Wet Bar, Bar
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Tankless Water Heater
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
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
Days on Market	39
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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