

# \$674,900 - 37 Coachill Street, Blackfalds

MLS® #A2207572

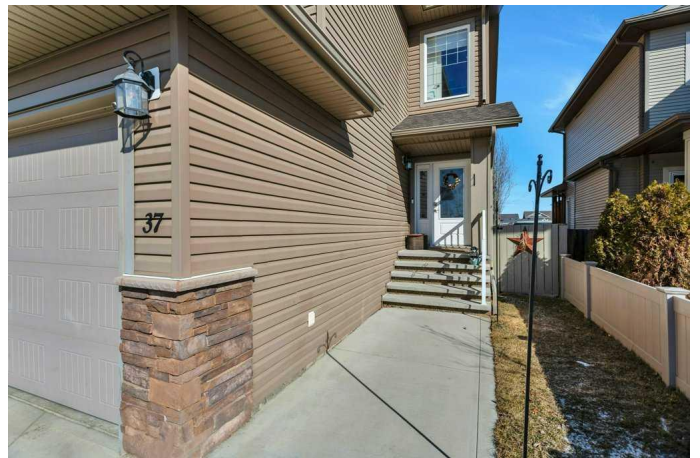
**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,119 sqft

Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Fantastic Home with a Heated, Triple Attached Garage, and RV Parking with a 30 Amp Hook Up. Enjoy your Low Maintenance, Fully Fenced Yard, with a Garden Area, a Covered Deck with Pot Lighting, Built In Storage, and Natural Gas Line. Perfect Location in a Quiet Neighborhood that is adjacent to a Large Natural Pond Reserve, and Backing onto a Greenspace. Close to Schools, Shopping, and Walking/Bike Paths. Walking into the Grand Entrance of this amazing home you will find a Supper Sized Kitchen with 2 Large Islands with a Sit Up Breakfast Bar on one. Nice Open Floor Plan that features a Great Room with a Cozy Gas Fireplace Focal Point. The Upper Floor has 3 Bedrooms including a Large Master Suite with Walk-In Closet, and 5 Piece Ensuite. The Bonus Room is the Perfect Gathering Point for a Relaxing Family Night. Laundry is also Conveniently Located on the Upper Floor. The Basement is 95% Complete with a Family Room, Bedroom, Full Bathroom, and Operational In Floor Heat. Numerous Great Features including; Granite and Quartz Counter Tops Throughout, Central Air Condition for year round comfort, Top of Line Hunter Douglas Blinds, Central Vacuum, Concrete Edging, Numerous Perennials, 2 Apple Trees, Large Gravel RV Pad, Extra Exterior Plug Ins, and Fire Pit Area. The Washer and Dishwasher were replaced in 2025. Don't miss out on this Amazing Move In Ready Home.



Built in 2014

## Essential Information

MLS® #	A2207572
Price	\$674,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,119
Acres	0.13
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	37 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

## Amenities

Parking Spaces	5
Parking	Additional Parking, Alley Access, Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Fire Pit, Garden, Private Yard, RV Hookup, Storage
Lot Description	Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	13
Zoning	R1M

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
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