

\$550,000 - 406 Sundance Bay, Coalhurst

MLS® #A2207040

\$550,000

4 Bedroom, 3.00 Bathroom, 1,310 sqft
Residential on 0.11 Acres

NONE, Coalhurst, Alberta

Stunning bi-level home in the bedroom community of Coalhurst just minutes away from Lethbridge's west side. This is a really nice comfortable home with a good size welcoming entry that also features an entrance to the garage. Main floor has vinyl plank flooring and 9 foot ceilings. Living room has custom built-ins and cabinets, floor to ceiling rock wall with beautiful gas fireplace, and box ceiling design for texture and style. Open plan continues on main with dining nook that features door to covered deck out back. There is even a gas bbq hookup for when you're grilling in the summer! Back inside the kitchen is fantastically appointed with full ceiling height cabinets, stainless steel appliance package, corner pantry, and beautiful quartz counters. Even the range hood cabinet opens up in case you ever need to service it! Down the hall you'll find a laundry room, a full bathroom with tub/shower combo, and 2 bedrooms, including primary with walk-in closet, & a beautiful ensuite that has double sinks and a walk-in shower. Basement is fully developed with a massive family room, 2 more bedrooms(including one with a walk-in closet), another full bathroom with tub/shower combo, and the furnace/utility room. There are also some nice closets for storage. Outside, yard is fenced and landscaped with underground sprinklers, and enclosed storage under the deck. Garage is heated which is so nice when it's cold. Home has conveniences of central a/c and central vac. There is a park and pond



in the neighbourhood and Coalhurst's hidden little gem might just be the Kooyman Bakery! Coalhurst also has an Elementary School(K-6) and High School(7-12) for the kids! Move in and enjoy!

Built in 2016

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2207040 |
| Price | \$550,000 |
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,310 |
| Acres | 0.11 |
| Year Built | 2016 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 406 Sundance Bay |
| Subdivision | NONE |
| City | Coalhurst |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T0L 0V2 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage, Insulated |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed |
|-------------------|--|

| | |
|-----------------|---|
| | Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Stone |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Storage |
| Lot Description | Back Yard, Landscaped, Pie Shaped Lot, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 31st, 2025 |
| Days on Market | 4 |
| Zoning | R-L |

Listing Details

| | |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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