$724,900 - 34 Coachill Street, Blackfalds

MLS® #A2209442

$724,900
5 Bedroom, 3.00 Bathroom, 1,776 sqft
Residential on 0.22 Acres

Cottonwood Estates, Blackfalds, Alberta

Stunning Large Modern Modified Bi-Level with Walkout Basement, Triple Garage, and Beautiful Wooded Views!! Nestled in a peaceful and secluded neighborhood, this exquisite large modern modified bi-level home offers everything you could desire in both luxury and functionality. Backing onto a serene wooded green space, this property is perfect for those seeking privacy, nature, and modern amenities. Key Features include Triple Attached Heated Garage - A spacious, heated garage ensures your vehicles are kept warm during the colder months, with ample room for additional storage. Plus, the concrete pad for front RV storage makes this home ideal for outdoor enthusiasts. The Open & Bright Main Floor is designed for modern living, the main floor boasts an open layout with abundant natural light. The chef-inspired kitchen is a highlight, featuring a large center island, white cabinetry, a walk-in pantry, stainless steel appliances (including a gas stove), and plenty of counter and cabinet spaceâ€”ideal for meal prep and entertaining. The dining area comfortably accommodates a large table, perfect for family gatherings. The bright living room, with a stunning gas fireplace, offers breathtaking views of the private yard and provides an inviting space for relaxation and central A/C to keep cool in those hot summer days. Up a short flight of stairs is the expansive main bedroom which offers a full ensuite bathroom and a generous walk-in closet, providing you with the ultimate space to

unwind. Two large bedrooms on the main level are perfect for children, guests, or a home office, complemented by a full bath and a convenient separate laundry room. Fully Finished Walkout Basement! The walkout basement is designed for both comfort and entertaining. Large windows provide ample light, while a large family room with a second fireplace creates a cozy, inviting atmosphere. The wet bar area is perfectly designed for hosting friends and family, and two additional bedrooms and a full bath offer plenty of space for everyone. Youâ€™ll love the Outdoor Oasis! Enjoy peaceful views and ultimate outdoor living with a massive rear deck partially enclosed as a SUNROOM, and a covered lower patio. Whether you're hosting a BBQ or just relaxing, the beautiful yard, custom storage shed, and firepit area will quickly become your favorite place to unwind. Additional Features include in-floor heating, built-in vacuum system, and a range of elegant finishes throughout, providing comfort and convenience in every corner. This is a truly exceptional property, combining modern design with functional features and an unbeatable location, perfect for those seeking both luxury and tranquility.

Built in 2014

Essential Information

MLS® #	A2209442
Price	$724,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,776
Acres	0.22
Year Built	2014
Type	Residential

Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	34 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Parking Pad, Garage Faces Front, RV Access/Parking
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, French Door
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Stone, Tile, Raised Hearth, Recreation Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Courtyard, Other, Storage, Fire Pit
Lot Description	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Pie Shaped Lot
Roof	Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 9th, 2025
Days on Market	9
Zoning	R1L

Listing Details

Listing Office	RE/MAX real estate central alberta

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