

# \$539,900 - 406 Sundance Bay, Coalhurst

MLS® #A2207040

**\$539,900**

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. Large Double 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	\$539,900
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	Double Garage Attached, Garage Door Opener, Heated Garage, Concrete Driveway, Insulated
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Central Vacuum, Double Vanity, Kitchen Island, No
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	Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Sump Pump(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, Underground Sprinklers, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	23
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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