

# \$474,900 - 6 Coachman Way, Blackfalds

MLS® #A2220778

**\$474,900**

5 Bedroom, 3.00 Bathroom, 1,175 sqft

Residential on 0.10 Acres

Cottonwood Estates, Blackfalds, Alberta

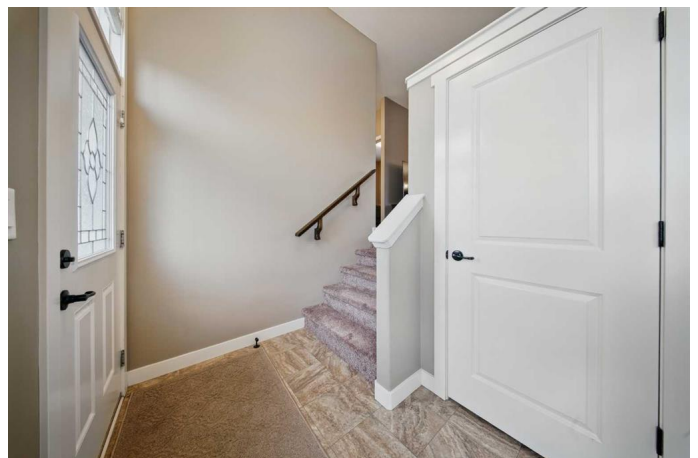
A fully developed bilevel with a detached double car garage. The curb appeal is accented by the covered front porch. The entryway greets you with a large window for natural light. The living room features single plank laminate flooring that runs through the open style floor plan. Hickory staggered kitchen cabinets are accented by full tile backsplash, stainless steel appliances, an eating bar, pot/pan drawers, crown molding, a corner sil granite sink with double windows above, under cabinet lighting, and a patio door with built in blinds to the back deck. The king sized primary bedroom has a walk in closet and a 4 piece ensuite with a window. There are 2 more bedrooms and a 4 piece bathroom with a window on the main floor that features 9' ceilings. The professionally developed basement has a large family/games room, 2 bedrooms (one being used as a gym that needs flooring) & a 4 piece bathroom with a laundry area. The home has A/C, a high efficient furnace and hot water tank & rough in underfloor heat in the basement. The fully fenced and landscaped yard has a deck & a double car garage (built by the builder). A great location close to amenities, parks and a school.

Built in 2014

## Essential Information

MLS® #

A2220778



Price	\$474,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,175
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	6 Coachman Way
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A5

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	High Efficiency, In Floor Roughed-In, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  May 12th, 2025

Days on Market            36

Zoning                        R1S

### **Listing Details**

Listing Office               Century 21 Maximum

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.