

# \$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 space—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 | 11              |
| Zoning         | R1L             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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