

# \$724,900 - 2135 Cottonwood Drive, Coaldale

MLS® #A2244558

**\$724,900**

4 Bedroom, 3.00 Bathroom, 2,155 sqft

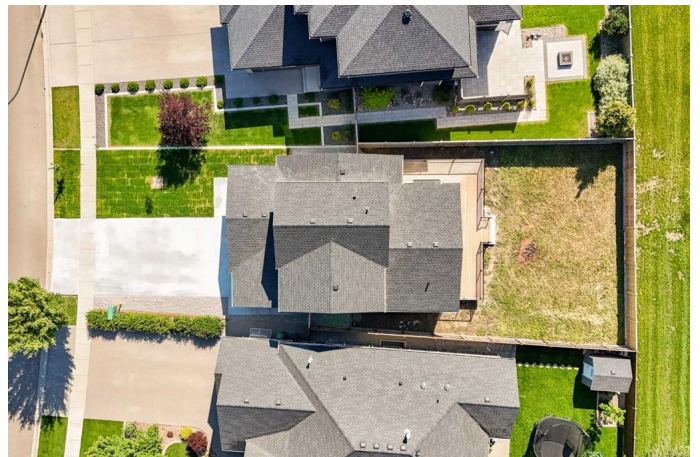
Residential on 0.02 Acres

NONE, Coaldale, Alberta

Looking for that perfect home in Coaldale? Look no further than 2135 Cottonwood Drive! this newly built 2025 home has all you could ever want. The main level features a big foyer and a den at the front of the home. Moving inward, the kitchen has tons of space for nightly meals including a massive island. The dining room flows right into a bright living room area complete with high ceilings and fireplace. The primary bedroom can be found on this level and it includes a walk-out to the back deck, a huge walk-in closet and a 3pc ensuite. There's also another 2pc bathroom, mudroom, and laundry on this level. The attached double garage has two entrances – one in the foyer and one through the laundry! Moving upstairs, your kids will love the three big bedrooms. There's also a 4pc bathroom up there. Downstairs is partially finished and is just waiting for your final touches. Two more bedrooms and a bathroom are on this level along with plenty of storage space. The big feature is the massive rec room that will be a standout of this incredible home when complete. Outside, you have a great deck for the warm southern Alberta months and some green space for family activities. Located in a desirable neighbourhood and close to all Coaldale has to offer, this home shows 10/10. Contact your favourite REALTOR® today!

Built in 2025

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2244558    |
| Price          | \$724,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,155       |
| Acres          | 0.02        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 2135 Cottonwood Drive |
| Subdivision | NONE                  |
| City        | Coaldale              |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T1M 0A6               |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 4                                |
| Parking        | Double Garage Attached, Driveway |
| # of Garages   | 2                                |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Stove(s), Washer                                 |
| Heating           | Forced Air                                                                                                 |
| Cooling           | Central Air                                                                                                |
| Fireplace         | Yes                                                                                                        |
| # of Fireplaces   | 1                                                                                                          |
| Fireplaces        | Gas                                                                                                        |
| Has Basement      | Yes                                                                                                        |
| Basement          | Full                                                                                                       |

**Exterior**

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                  |
| Lot Description   | Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lighting |
| Roof              | Asphalt Shingle                                                        |
| Construction      | Wood Frame                                                             |
| Foundation        | Poured Concrete                                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 98              |
| Zoning         | RESI            |

**Listing Details**

|                |                  |
|----------------|------------------|
| Listing Office | Onyx Realty Ltd. |
|----------------|------------------|

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