

# \$659,900 - 4002 Sundance Drive, Coalhurst

MLS® #A2213126

**\$659,900**

5 Bedroom, 4.00 Bathroom, 2,012 sqft

Residential on 0.21 Acres

NONE, Coalhurst, Alberta

Welcome to 4002 Sundance Drive! As you walk into the house you will be greeted by a beautiful porch area with a 2 piece bath on the one side and a spacious office on the other.

This beautifully designed residence features a spacious kitchen complete with granite countertops, an under-mount sink to make cleaning a breeze, a large central island perfect for meal prep and gatherings, modern appliances, and stylish cabinetry. You will also find a convenient walk-through pantry for effortless organization. The living room is a true showstopper, boasting soaring vaulted ceilings, huge windows on two walls that flood the space with natural light, and a cozy gas fireplace set within a white stone feature wall-perfect for relaxing evenings or entertaining guests in style. Enjoy the ease of main floor laundry, complete with plenty of storage making everyday chores a breeze. You will also enjoy the convenience of instant hot water throughout the house thanks to re-circulation lines for the hot water.

Upstairs, you'll find three generously sized bedrooms, offering plenty of space for family, guests, or a home office. The upper level also features a 4-piece bathroom, providing comfort and convenience for the whole family. The primary suite is a true retreat, featuring a massive walk-in closet, and a 4-piece ensuite bathroom with double vanity and tiled shower.

The fully finished basement expands your



living space with a huge recreation room ideal for games, a home gym or a play area for kids. Two additional bedrooms, each with a walk-in closet, provide privacy and comfort for guests or family members. This level also includes another 4-piece bathroom, two storage closets, and extra storage space cleverly tucked under the stairs-offering ample room to keep your home organized and clutter-free. You will also enjoy the floor heat in the basement and garage.Â The garage is a generously sized double garage with plenty of room for storage as well.Â

This big lot also has a paved driveway with more off-street parking and even your own RV parking pad complete with an RV power hookup. The spacious backyard is perfect for BBQs and get-togethers and is fully fenced. It comes with plenty of lawn area and a concrete sitting area plus a back patio with natural gas hookup for your BBQ and even a hot tub! The yard also features underground sprinklers and drippers for the trees lining the back fence. Call your favorite REALTORÂ® today and book a showing on this truly exceptional property!

Built in 2016

### **Essential Information**

MLS® #	A2213126
Price	\$659,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,012
Acres	0.21
Year Built	2016
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	4002 Sundance Drive
Subdivision	NONE
City	Coalhurst
County	Lethbridge County
Province	Alberta
Postal Code	T0L 0V0

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, RV Access/Parking, Off Street
# of Garages	2

### Interior

Interior Features	Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Storage, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener
Heating	Forced Air, Natural Gas, Combination
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Lighting, Rain Gutters, RV Hookup
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Triangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 30th, 2025
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Days on Market	8
Zoning	Residential

## Listing Details

Listing Office	Real Estate Centre - Coaldale
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