

# \$395,911 - 45 Coachman Way, Blackfalds

MLS® #A2263259

**\$395,911**

4 Bedroom, 2.00 Bathroom, 1,038 sqft

Single Family on 0.10 Acres

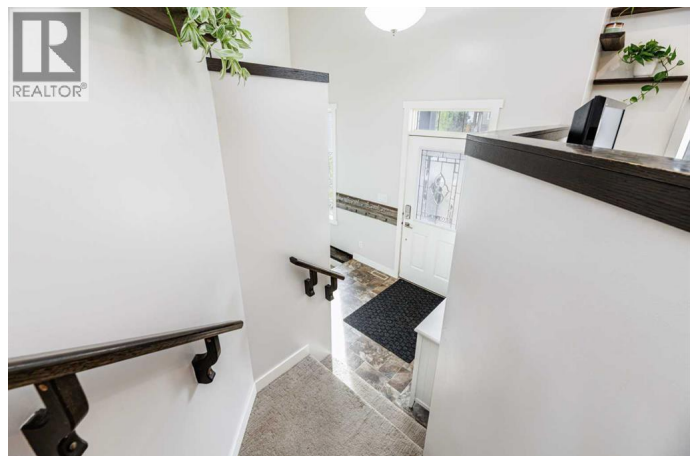
Cottonwood Estates, Blackfalds, Alberta

This inviting bilevel home is the perfect blend of function and location! Offering 4 bedrooms, 2 full bathrooms (including a private 4 piece ensuite in the primary), and an open floor plan designed for modern living, it checks all the boxes. Kitchen has a garden door leading to the East facing backyard. Warm and inviting, with a mix of laminate flooring and carpet. The full basement (with just the ceiling that awaits your finishing touch) provides a spacious family area plus a rough-in for an additional bathroom, giving you room to grow. Step outside to the fully fenced yard, with an upper and lower deck ,landscaped and ready for summer fun with the kids or family pets, even adequate space for garden beds with rear parking for 2 vehicles. There is even a possibility for RV parking or building a detached garage. Ideally situated close to the new school, nearby parks, and local amenities, while keeping your commute simple with quick access to Hwy 2A and Hwy 2. A wonderful home in a family-friendly location awaits you and your family! (id:6289)

Built in 2014

## Essential Information

Listing #	A2263259
Price	\$395,911
Bedrooms	4
Bathrooms	2.00



Square Footage	1,038
Acres	0.10
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

### Community Information

Address	45 Coachman Way
Subdivision	Cottonwood Estates
City	Blackfalds
Province	Alberta
Postal Code	T4M0A5

### Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Back lane, Closet Organizers
Parking	Other

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Forced air
Cooling	None
Has Basement	Yes

### Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
----------------	------------



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:46am CDT