

# \$674,900 - 37 Coachill Street, Blackfalds

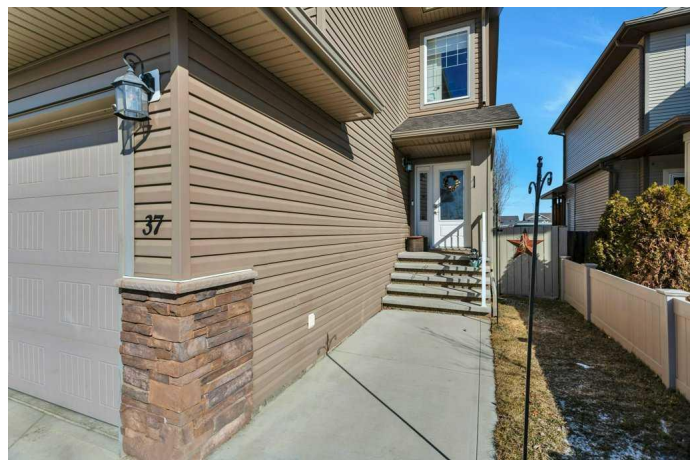
MLS® #A2207572

**\$674,900**

4 Bedroom, 4.00 Bathroom, 2,119 sqft  
Residential on 0.13 Acres

Cottonwood Estates, Blackfalds, Alberta

Fantastic Home with a Heated, Triple Attached Garage, and RV Parking with a 30 Amp Hook Up. Enjoy your Low Maintenance, Fully Fenced Yard, with a Garden Area, a Covered Deck with Pot Lighting, Built In Storage, and Natural Gas Line. Perfect Location in a Quiet Neighborhood that is adjacent to a Large Natural Pond Reserve, and Backing onto a Greenspace. Close to Schools, Shopping, and Walking/Bike Paths. Walking into the Grand Entrance of this amazing home you will find a Supper Sized Kitchen with 2 Large Islands with a Sit Up Breakfast Bar on one. Nice Open Floor Plan that features a Great Room with a Cozy Gas Fireplace Focal Point. The Upper Floor has 3 Bedrooms including a Large Master Suite with Walk-In Closet, and 5 Piece Ensuite. The Bonus Room is the Perfect Gathering Point for a Relaxing Family Night. Laundry is also Conveniently Located on the Upper Floor. The Basement is 95% Complete with a Family Room, Bedroom, Full Bathroom, and Operational In Floor Heat. Numerous Great Features including; Granite and Quartz Counter Tops Throughout, Central Air Condition for year round comfort, Top of Line Hunter Douglas Blinds, Central Vacuum, Concrete Edging, Numerous Perennials, 2 Apple Trees, Large Gravel RV Pad, Extra Exterior Plug Ins, and Fire Pit Area. The Washer and Dishwasher were replaced in 2025. Don't miss out on this Amazing Move In Ready Home.



Built in 2014

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207572    |
| Price          | \$674,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,119       |
| Acres          | 0.13        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 37 Coachill Street |
| Subdivision | Cottonwood Estates |
| City        | Blackfalds         |
| County      | Lacombe County     |
| Province    | Alberta            |
| Postal Code | T4M 0A9            |

## Amenities

|                |   |
|----------------|---|
| Parking Spaces | 5   |
| Parking        | Additional Parking, Alley Access, Concrete Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | See Remarks   |
| Heating           | In Floor, Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |

|                 |                                |
|-----------------|--------------------------------|
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Full, Partially Finished       |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Fire Pit, Garden, Private Yard, RV Hookup, Storage  |
| Lot Description   | Back Lane, Back Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Vinyl Siding, Wood Frame  |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 7               |
| Zoning         | R1M             |

### **Listing Details**

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

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