

\$689,000 - 22 Coachill Street, Blackfalds

MLS® #A2253747

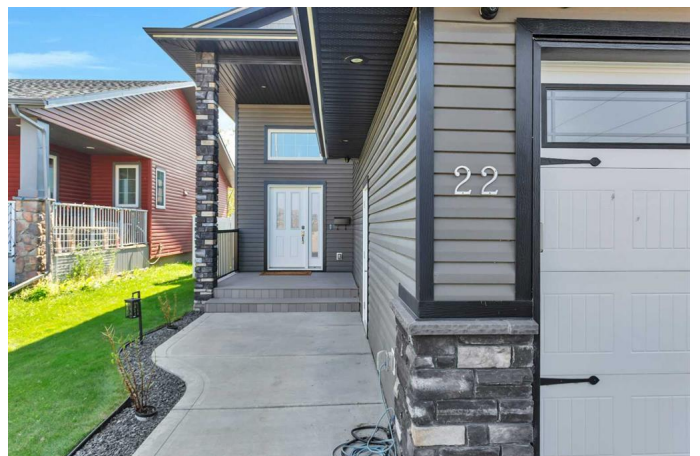
\$689,000

4 Bedroom, 3.00 Bathroom, 1,527 sqft

Residential on 0.19 Acres

Cottonwood Estates, Blackfalds, Alberta

22 Coachill is the full package! This wonderful fully finished family home has it all and so much to offer any buyer. The grand entrance is modern yet simple spacious and sophisticated. The main level has a open concept with gorgeous dark engineered hardwood carrying throughout. The kitchen is simply a dream come true for anyone with the classic white oak cabinetry with soft close drawers, beautiful granite countertops which are also present in every bathroom and a walk-in pantry as a added bonus. You will get your techy and futuristic vibes with a state of the art "Smart" Fridge and beautiful appliances. Two generous sized bedrooms/office accompany the main level and the huge master bedroom is located on the upper level. The basement is fully finished with a 4th bedroom, full bathroom and a well designed family room/rec room/ gym area whatever your heart desires. Never worry about not being cozy and comfortable, both central air as well as underfloor heat are features of the house to help you have that perfect feel in the home. Now let's talk about the triple car garage that is fully finished with shelving, cabinets and front and back garage doors for easy movement if doing work in the garage. As impressive as the house is, the yard is equally gorgeous and one of a kind! Enjoy the south facing private backyard from your incredible sunroom. Underground sprinklers keep the yard green and fresh nearly all year round. Permanent LED lighting



installed on the front of the home with over 250 different settings will keep you festive for every holiday...or hockey game! This stunner is located perfect and offers so much to all types of buyers!

Built in 2015

Essential Information

MLS® #	A2253747
Price	\$689,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,527
Acres	0.19
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

Community Information

Address	22 Coachill Street
Subdivision	Cottonwood Estates
City	Blackfalds
County	Lacombe County
Province	Alberta
Postal Code	T4M 0A9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
-------------------	--

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Brush, Cul-De-Sac, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	12
Zoning	R1N

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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. Used under license.