

**79 Ironstone Drive  
Coleman, Alberta**

**MLS # A2251148**



**\$509,000**

|                  |                                                                       |               |                   |
|------------------|-----------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | NONE                                                                  |               |                   |
| <b>Type:</b>     | Residential/Four Plex                                                 |               |                   |
| <b>Style:</b>    | Townhouse                                                             |               |                   |
| <b>Size:</b>     | 1,374 sq.ft.                                                          | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 3                                                                     | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage |               |                   |
| <b>Lot Size:</b> | -                                                                     |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Street Lighting, Views             |               |                   |

|                    |                                                                                                                                                                                                                 |                   |                      |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air, Natural Gas                                                                                                                                                                           | <b>Water:</b>     | -                    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                                                          | <b>Sewer:</b>     | -                    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                 | <b>Condo Fee:</b> | \$ 420               |
| <b>Basement:</b>   | Finished, Full, Walk-Out To Grade                                                                                                                                                                               | <b>LLD:</b>       | -                    |
| <b>Exterior:</b>   | Composite Siding                                                                                                                                                                                                | <b>Zoning:</b>    | Multiple Residential |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                 | <b>Utilities:</b> | -                    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s) |                   |                      |
| <b>Inclusions:</b> | Refrigerator, electric range, microwave hood fan, dishwasher, washer, dryer, central A/C, central vacuum & attachments, custom window blinds, garage door opener (2), remotes (2)                               |                   |                      |

Welcome to Ironstone Lookout, a condominium development located in beautiful Crowsnest Pass. Situated in the back row of the development is this 3 level townhouse offering over 1,800 sq. ft. of combined living space. Upon entering the unit the douglas fir & slate staircase welcome you with abundant mountain charm. The entry level incorporates a 3 pc bathroom, bedroom, laundry room, storage and access to the completely insulated and drywalled garage. Main level living space includes a bedroom (currently used as an office), open plan kitchen, living and dining with engineered hardwood and 24"x24" slate tile. The custom kitchen offers granite counter tops, pull out pantry and access to the covered back porch with NG BBQ hook up and private back patio. Extending from the kitchen is a 4 pc bathroom accessed through a hall, the living / dining room featuring a premium river stone natural gas fireplace and access to the balcony with south exposure and expansive mountain views. The upper level provides a private oasis primary suite with walk in closet and spacious 4 pc ensuite with soaker tub and separate shower. Douglas fir trim and doors throughout add to the mountain charm. Central air conditioning keeps all 3 levels comfortable on the warmest days. Reasonable monthly condo fees offer carefree living as lawn care and snow removal are taken care of. Welcome to Crowsnest Pass!