



Sherwood Park
30 Coachman WY

25 Clover Bar Ranch

LP: \$399,000

SP:



ACTIVE

Type: Detached Single Family
Style: 4 Level Split
Year Built: 1987
Full Baths: 3
Half Baths: 0
Tot A.G. SqFt: 1,570.90

Listing ID#: E4162753
Bdrms Above: 3
Bdrms Total: 3
Basement: Part
Bsmnt Dev: Partly Finished
Tot A.G. SqM: 145.94

This lovely 4-level split is located in the desirable neighbourhood of Clover Bar Ranch! With over 2,700 sq ft of living space, this well maintained home is perfect for a growing family! Inside you will be greeted with an open entrance that extends into a large living room with vaulted ceilings. Once through the raised formal dining area, you will find a bright and spacious kitchen which opens up to a two tiered deck in the private backyard. Upstairs there are two bedrooms, a four piece bath, and a massive master suite complete with a walk-in closet & four piece ensuite. The lower level features a beautiful wood burning fireplace in the family room and a three piece bath. Down the hall you will find the entrance to the double attached garage, and a large laundry room. In the basement there is the utility room, two flex rooms and a huge crawl space for plenty of storage! This home is ready to make your own!

Directions:

Virtual Tour: https://youtu.be/nj_jlpmnuc

Brochure: <http://www.30-CoachmanWay.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc
Baths:	0	0	1	1	0	0
Ensuite Baths:		0	0	1	0	0
Finish Levels:	3					
Fireplace Y/N:	Y					
Fireplace Type:	Brick Facing					
Parking:	Double Garage Attached, Front Drive Access					
Garage Dim:						
Prk Encl/Ttl:	/					

	Level	SqM	SqFt
Main:		73.65	792.77
Uppr:		72.29	778.13
AbGd:			
Lowr:		43.55	468.77
BIGd:		62.10	668.44
Total A.G.:		145.94	1,570.90

Living Room:	4.57 x 3.96	M	Master Bedroom:	4.57 x 4.27	U	Flex Space	3.66 x 3.05	B
Dining Room:	3.66 x 2.90	M	Bedroom 2:	3.81 x 2.74	U			
Kitchen:	3.96 x 2.90	M	Bedroom 3:	3.05 x 2.74	U			
Family Room:	5.18 x 4.27	L	Bedroom 4:					
Den:			Flex Space	3.66 x 3.05	B			
Bonus Room:								

Flooring: Carpet, Linoleum
Construction: Wood Frame
Roof: Asphalt Shingles
Exterior: Brick, Vinyl

Site Influences: Fenced, Flat Site, Landscaped, Low Maintenance Landscape, No Back Lane, Playground Nearby, Schools, Shopping Nearby, Stream/Pond

Foundation: Concrete
Heating Type: Forced Air-1
Heat Source: Natural Gas
Features: Carbon Monoxide Detectors, Crawl Space, Deck, Detectors Smoke, Hot Water Natural Gas, No Smoking Home, Vaulted Ceiling, See Remarks

Goods Included: Dishwasher-Portable, Dryer, Garage Control, Garage Opener, Oven-Built-In, Refrigerator, Stove-Electric, Washer, Window Coverings, Curtains and Blinds

Restrictions: None Known

Goods Excluded:

Warranty:

Elem School:

Jr. High School:

Sr High School:

Condo Name:		Condo Fee Incld:
Condo Fee:	HOA Fee:	
Floor Location:	Floor Number:	
Balcony/Terrace	Unit Exposure:	HOA Fee Incl:

Total Lot M2: 638.40
Frontage:
Conform:
Taxes: \$2,848.93 2019

Depth:
Conform Yr:

Lot Shape: Rectangular
Lot Dimen:
Zoning:
Front Expos: East
Local Improve: