

\$775,000 - 136 Fairway Drive, Coaldale

MLS® #A2250465

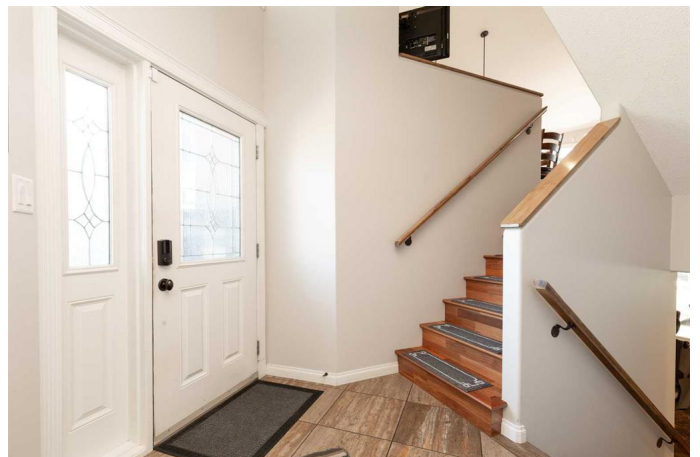
\$775,000

3 Bedroom, 3.00 Bathroom, 1,787 sqft

Residential on 0.18 Acres

NONE, Coaldale, Alberta

Discover this exceptional custom-built bi-level, offering 1,787 sq. ft. of beautifully finished living space with 4 bedrooms and 3 bathrooms. Designed with both style and function in mind, this home impresses from the moment you arrive with its striking dark acrylic stucco exterior, covered front deck, and exposed aggregate driveway that wraps around the property—complete with RV parking. Inside, soaring vaulted ceilings and rich Brazilian hardwood floors set the tone for the open-concept main living area. The gourmet kitchen is a true centerpiece, featuring granite countertops, custom cabinetry with pull-out storage, a pot filler, two sinks with disposals, an instant hot water tap, and a premium gas range with stainless steel hood fan. A wine fridge and updated dishwasher add extra convenience, while expansive windows along the back of the home frame stunning views of the 12th fairway at Land O' Lakes Golf Course. A few steps up, your private master retreat awaits—complete with vaulted ceilings, a walk-in closet, and a spa-inspired ensuite with a soaker tub and floor-to-ceiling marble shower. The main level also offers a full bathroom and a versatile bedroom, currently set as a home office. The fully finished walkout basement features 9-foot ceilings, two additional bedrooms, a full bathroom with a steam shower, and a spacious family room. Step outside to a partially enclosed covered patio with radiant heat and a hot tub, perfect



for year-round enjoyment. The backyard is an entertainerâ€™s dream, showcasing stamped concrete, a pergola, gas lanterns, and a full-width deck with glass and aluminum railings, plus an 8x14 stucco-matched storage shed. Car enthusiasts will love the oversized heated garage, offering space for four vehicles, in-floor heating, epoxy floors, a two-post lift, radiant heat, built-in storage, a commercial-grade sink, and an electric fireplace. The rear overhead door provides easy yard access. Additional highlights include a high-performance HRV system with zoned heating and cooling, a 3-ton A/C unit, home-run plumbing system, large heat-return ventilation, a one-year-old boiler and storage tank, water softener, dual sump pumps, and 200-amp service. Backed onto the golf course with every upgrade you could imagine, this property blends luxury, comfort, and functionality in one of the most desirable settings. Book your private tour with your favorite REALTOR® today!

Built in 2008

Essential Information

MLS® #	A2250465
Price	\$775,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,787
Acres	0.18
Year Built	2008
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	136 Fairway Drive
Subdivision	NONE
City	Coaldale
County	Lethbridge County
Province	Alberta
Postal Code	T1M 1H2

Amenities

Parking Spaces	9
Parking	Aggregate, Drive Through, Heated Garage, Tandem, Quad or More Attached
# of Garages	4

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Boiler, In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

Exterior

Exterior Features	BBQ gas line, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Gazebo, Landscaped, Standard Shaped Lot, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block, Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Days on Market	2
Zoning	R-1A

Listing Details

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