



## 2907 GOLDENROD Gate Cold Lake AB

\$379,900

Absolutely charming 1247 sq ft Hailey-style home in a fantastic family neighborhood! Hardwood floors grace the living, dining, and kitchen areas, creating a welcoming ambiance. Vaulted ceilings amplify the sense of space throughout the home. The kitchen is well-appointed with stainless steel appliances & pantry. The upper level master bedroom is impressively spacious, featuring a 4pc ensuite and a walk-in closet. Two additional bedrooms on the main floor share a 4pc bathroom. The fully developed basement is a haven, offering a 4th bedroom, a 3 pc tiled bathroom, and a family room with a wood stove for cozy gatherings, and an area primed for a future wet bar, complete with a gas stove. The basement is thoughtfully roughed in for in-slab heat and central vac. Laundry connections on both levels. Step out from the dining room onto the covered deck, and revel in the expansive fenced yard. This home is meticulously designed for comfortable family living and entertaining, combining style and functionality.

Listing Presented By:



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Coldwell Banker Lifestyle

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