\$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 propertyâ€"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 awaitsâ€"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 entertainer'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 1

Zoning R-1A

Listing Details

Listing Office Lethbridge Real Estate.com

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