

# \$454,800 - 111 Coote Street, Cayley

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MLS® #A2255464

**\$454,800**

1 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.15 Acres

NONE, Cayley, Alberta

This newly constructed bi-level home offers 1032sq ft of developed living space and is packed with modern features and amenities. The house is built with an ICF foundation, ensuring durability and energy efficiency. The triple-pane windows provide excellent insulation and soundproofing, while the 15'4" X 11'8" deck is equipped with a gas line is perfect for outdoor entertaining. The home boasts sleek quartz countertops, modern backsplash, stainless steel appliances, island for added storage and seating, vinyl plank flooring throughout. Enjoy the primary bedroom completed with 5 pce ensuite and walk-in closet. The completion date is set for February 2026 giving the buyer the opportunity to choose their own finishes and personalize the home to their liking. The property includes a landscaped front yard and a back yard graded with topsoil, ready for landscaping. There is ample room for RV parking and the option to build a garage, providing plenty of storage space for vehicles and outdoor equipment. Located in the charming town of Cayley, AB, this new construction home offers the perfect blend of small-town charm and modern amenities. Don't miss out on the chance to own this stunning home with all the modern conveniences only 10 mins away. Basement can be developed prior to possession.

Built in 2025



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255464    |
| Price          | \$454,800   |
| Bedrooms       | 1           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,032       |
| Acres          | 0.15        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 111 Coote Street |
| Subdivision | NONE             |
| City        | Cayley           |
| County      | Foothills County |
| Province    | Alberta          |
| Postal Code | T0L 0P0          |

## Amenities

|                |                               |
|----------------|-------------------------------|
| Parking Spaces | 2                             |
| Parking        | Off Street, RV Access/Parking |

## Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Central Vacuum, Sump Pump(s) |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)                                                            |
| Heating           | Forced Air                                                                                                        |
| Cooling           | None                                                                                                              |
| Has Basement      | Yes                                                                                                               |
| Basement          | Full, Unfinished                                                                                                  |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
| Lot Description   | Back Lane    |

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Roof         | Asphalt Shingle                                           |
| Construction | Vinyl Siding, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation   | ICF Block                                                 |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 33                   |
| Zoning         | R1                   |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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