



GRASSROOTS
REALTY GROUP

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**457 Westgate Crescent
Coaldale, Alberta**

MLS # A2227278



\$689,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,214 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, See Remarks, Street Lighting, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, See Remarks, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Wet Bar		

Inclusions: Hot Tub and Enclosure, Pergola

Welcome to 457 Westgate Crescent, a stunning two-story home nestled in the highly desirable community of Westgate Landing in Coaldale. Designed for families who value space, style, and functionality, this beautifully appointed property offers 4 bedrooms, 3.5 bathrooms, and a massive heated triple car garage—making it a true standout in today’s market. Inside, you’ll find a thoughtfully designed main floor that strikes the perfect balance between open-concept living and functional separation of space. The upgraded kitchen is a true showstopper, featuring quartz countertops, extended upper cabinetry, stainless steel appliances, and a large walk-in pantry. The seamless flow from the kitchen to the dining and living areas makes this space ideal for hosting or simply enjoying everyday life with family. Working from home or running a home-based business is a breeze thanks to the dedicated office or den located on the main floor, offering quiet and privacy when you need it most. The pass-through mudroom, conveniently located between the garage and kitchen, serves as the perfect drop zone to keep everyday clutter out of sight. Upstairs, you’ll find three generously sized bedrooms including a sprawling primary suite that’s built for relaxation. This private retreat boasts a walk-in closet and a luxurious ensuite with a tiled shower, soaker tub, and double vanity. A spacious bonus room on this level offers extra flexibility, whether you need a playroom, media room, or a cozy spot for kids or teens to unwind. For added convenience, the laundry is also located on the upper level, right where you need it most. The fully developed basement is designed for entertaining, with an additional bedroom and bathroom, plus a large rec room complete with wet bar and space for games, movies, or casual hangouts. Whether you’re hosting poker

night or enjoying a family movie marathon, this level delivers all the extras. Outside, the property continues to impress with a meticulously landscaped yard featuring underground sprinklers, a deck, and a lower patio with a pergola—creating a picture-perfect setting for evenings around the fire table with friends and family. A hot tub with private enclosure adds year-round comfort. This home is located just minutes from Land-O-Lakes Golf and Country Club, and with the town’s new pilot project in place, you can obtain a permit to drive your golf cart directly from your home to the course. The LINK pathway will soon provide a 15-kilometre active transportation corridor connecting Coaldale to South Lethbridge—perfect for biking, rollerblading, running, or walking. Coaldale continues to grow and thrive with thoughtful community development, including the newly built Shift Recreation Centre—a hub for fitness, sports, and family-friendly activities. Escape the hustle and bustle of city life and experience the warmth, pride, and charm of small-town living in the exceptional community of Coaldale.