



GRASSROOTS
REALTY GROUP

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**453 Westgate Crescent
Coaldale, Alberta**

MLS # A2239489



\$549,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,277 sq.ft.	Age:	2015 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: Fridge, gas cooktop, dishwasher, built-in microwave, built-in oven, window coverings, central air, washer, dryer, underground sprinklers, heater in garage, gazebo, shed, garage door opener & control(s)

Welcome to 453 Westgate Crescent, a beautiful updated bi-level in the desirable Westgate Landing community of Coaldale. Situated in a safe, quiet neighbourhood across from a playground and just minutes from all amenities and Land-O-Lakes Golf & Country Club, this home offers the perfect blend of comfort, convenience, and style. Step onto the charming front porch and into an open-concept living space filled with natural light. The chef's kitchen is the heart of the home, featuring a gas cooktop, built-in appliances, quartz countertops, and a spacious breakfast bar – ideal for entertaining or everyday living. With 3 bedrooms plus a versatile office (easily convertible to a 4th bedroom) and 3 bathrooms including a private ensuite, this fully developed home is thoughtfully designed for modern family life. Relax year-round in the heated and air-conditioned sunroom overlooking a beautifully landscaped backyard with raised planter boxes, a concrete patio, and a gazebo to enjoy with family and friends. Additional perks include the enclosed storage room under the sunroom and a heated garage for comfort and practicality. Don't miss your chance to own this bright, modern home in one of Coaldale's most desirable neighbourhoods – close to recreation, nature, and all the amenities that make Westgate Landing such a great place to live.