



**453 Westgate Crescent
Coaldale, Alberta**

MLS # A2279626



\$589,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s)		
Inclusions:	Shed, gazebo, garage heater		

Welcome to 453 Westgate Crescent, a beautifully updated bi-level in the desirable Westgate Landing community of Coaldale. Located in a quiet, family-friendly neighbourhood across from a playground and just minutes from amenities and Land-O-Lakes Golf & Country Club, this home offers comfort, convenience, and style. The bright, open-concept main floor features a chef-inspired kitchen with a gas cooktop, built-in appliances, quartz countertops, and a spacious breakfast bar; perfect for entertaining or everyday living. The fully developed layout includes 3 bedrooms plus a versatile office that can easily serve as a 4th bedroom, along with 3 bathrooms including a private ensuite. Enjoy year-round relaxation in the heated and air-conditioned sunroom overlooking a beautifully landscaped backyard with raised planters, a concrete patio, and a gazebo. Additional features include enclosed storage beneath the sunroom and a heated garage. A bright, modern home in one of Coaldale's most sought-after neighbourhoods; don't miss this opportunity.