



GRASSROOTS
REALTY GROUP

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**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 |
| Floors: | Carpet, Laminate, Tile |
| Roof: | Asphalt Shingle |
| Basement: | Full |
| Exterior: | Brick, Composite Siding |
| Foundation: | Poured Concrete |
| Features: | Breakfast Bar, Open Floorplan, Vaulted Ceiling(s) |

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|-------------------|-----|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-L |
| Utilities: | - |

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.