



**127 Westgate Drive
Coaldale, Alberta**

MLS # A2283497



\$658,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,905 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Wet Bar		

Inclusions: N/A

Beautiful home in the sought after neighbourhood of Westgate. One of the first features you’ll notice as you arrive at this 1,900 sq. ft. two-storey home is the heated triple-car garage with epoxy flooring, an incredible bonus offering ample space for vehicles, storage, and all your extras. Step inside and you’re immediately welcomed by a bright, spacious, and maintained interior. Just off the front entry is a dedicated office, ideal for working from home, or a quiet playroom where toys can be neatly tucked away. The main floor showcases a stylish open-concept layout, highlighted by a double-sided fireplace that creates a cozy atmosphere for entertaining on either side. From here, step out to the fully fenced backyard and enjoy the covered deck with gas hook up—perfect for relaxing or hosting guests. The kitchen is both beautiful and functional, offering granite countertops, abundant cabinetry, stainless steel appliances and a convenient walk-through pantry leading to the main floor laundry room. Upstairs, you’ll find three generously sized bedrooms, larger than many found in newer homes. The Primary bedroom is equipped with a luxury ensuite and walk in closet. The fully developed basement offers a unique layout with a large bedroom, bathroom and potential for a fifth bedroom. The large family room is set up with a wet bar making it an ideal hangout space or for extended family use.