



**50 Waterfront Landing
Coaldale, Alberta**

MLS # A2126563



\$599,000

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,874 sq.ft.	Age:	2009 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	Residential
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, See Remarks		

Inclusions: Patio Furniture & storage unit, Electric Weed whipper and blower.

Welcome to 50 Waterfront Landing, Coaldale – where spacious living meets serene surroundings. Nestled in a peaceful cul-de-sac just a stone's throw away from the Land O’ Lakes golf course, this sprawling 1,824 sq ft bi-level offers comfort and style. Step inside to discover a home designed for modern family living. Boasting 5 bedrooms and 3 bathrooms, this home provides ample space for both relaxation and entertainment. The stunning open concept main floor with vaulted ceilings, skylights, hardwood floors, and upgraded kitchen cabinets is perfect for entertaining. Designed with functionality in mind, the main floor also hosts 2 bedrooms, a 4-piece bathroom, and convenient main floor laundry. You’ll love the expansive master suite with double doors and ensuite that features 2 sinks, jacuzzi tub, separate shower, and large walk-in closet. The basement has a large rec room, 2 spacious bedrooms, and 4 pc bathroom; which allows your family the space it needs to grow. BBQ season is upon us and the massive deck is ideal for summer gatherings. Additional features include a walk-out patio that's wired for a hot tub, AC, underground sprinklers, shed, garden boxes and a gas line to the deck. Completing this picture-perfect package is a 24 x 24 finished garage with 2 doors, which allows you to actually park 2 vehicles. The new high school and rec center is nearing completion and will be a wonderful addition to the town of Coaldale. The LINK pathway is about to begin construction and will provide a 15 km corridor to bike, rollerblade, run, or walk from Coaldale to South Lethbridge. Escape the hustle and bustle of city life and experience the warmth and charm of small-town living in the exceptional community of Coaldale. With its family-friendly atmosphere and convenient location, 50 Waterfront Landing offers the perfect home to raise your family. Don’t

miss your chance to make this dream home your own – schedule a viewing with your Realtor today!