



**445 Westgate Crescent  
Coaldale, Alberta**

**MLS # A2128537**



**\$500,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,597 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	RCL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave, air conditioner, garage door openers and controls

Welcome to Westgate Landing! Located just north of the Land-o-Lakes Golf and country club, this stunning 2 storey home is ready for its new owners! The open-concept living area boasts high ceilings and plenty of natural light. Step outside onto the spacious deck and take in the stunning views of the lush greenery and a partial view of the pond! The master bedroom features a walk-in closet and ensuite bathroom. The guest bedrooms are bright and welcoming, offering ample space for family or friends. This home truly combines modern amenities with a warm and inviting atmosphere, making it the perfect place to create lasting memories.