



**131 Westgate Drive
Coaldale, Alberta**

MLS # A2143876



\$499,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RESIDENTIAL R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Discover serenity in this spacious 4-bedroom, 4-bathroom home located in a peaceful Coaldale neighborhood, just 10 minutes from bustling Lethbridge. Enjoy the bright, open layout that welcomes natural light throughout, creating a warm and inviting atmosphere. The modern kitchen features elegant granite countertops, perfect for culinary enthusiasts. Cozy up in the living room by the fireplace, ideal for relaxing evenings with family and friends. Golf lovers will appreciate the proximity to Land-O-Lakes Golf & Country Club, ensuring easy access to leisure activities. Outside, a large backyard offers ample space for outdoor gatherings and gardening. Upstairs, a convenient laundry room adds practicality to daily routines. With scenic views enhancing the surroundings, this home combines comfort with a picturesque setting. Don't miss the chance to own this Coaldale gem! Contact your favorite realtor to arrange a private viewing and envision your future in this tranquil haven.