



**GRASSROOTS**  
REALTY GROUP

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207 Westgate Drive  
Coaldale, Alberta

MLS # A2146177



**\$775,000**

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,596 sq.ft.	Age:	2015 (9 yrs old)
Beds:	5	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, On Golf Course, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Here's a stunning, upgraded home backing onto Land-o-Lakes Golf Course in Coaldale! This 2 storey in Westgate is not only fully finished, it boasts upgrades and exquisite features throughout. The main floor of this home welcomes you with grand, 10' ceilings, a remarkable kitchen featuring dual fridge/freezer, 6 burner gas cooktop, massive granite island and a butlers pantry. There's a spacious dining room that offers fantastic views of the golf course, a family room with gas fireplace, 3 piece bathroom and main floor office/bedroom with walk-in closet. Upstairs there is a bonus living room, flanked by the laundry room. There's 2 well sized bedrooms that share the 4 piece bathroom and then stepping into your primary suite you have even more tremendous views, a dual sided fireplace with your soaker tub, tiled shower, water closet and dual vanities. Capped off with a custom walk-in closet, you'll love relaxing in this retreat! The basement is the perfect space to host the big game! Theatre area, wet bar, wine room and storage area is just the tip of the iceberg! Additional bedroom down, full bathroom with a sauna and space to enjoy. The backyard has a newly constructed patio with hot tub, great shed for storage, beautiful landscaping and with a triple attached garage, you'll thoroughly enjoy every square inch of this home!