



**231 Westgate Drive
Coaldale, Alberta**

MLS # A2196298



\$559,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Wired for Sound		

Inclusions: Fridge, stove, dishwasher, hood fan, window coverings, microwave, central air, garage door opener & control(s), central vacuum & attachments as is, underground sprinklers with timer, Washer/Dryer.

Fully developed and fully loaded Westgate home. You'll love the colors and curb appeal from the outside with the hardie board siding and nice corner lot across the street from a green strip with a park. Inside you will find a bright, open floor plan with wonderful custom touches such as unique light fixtures, stairway lighting, and speakers on the main floor and outdoors, to name a few. The kitchen is complete with a center island, stainless appliances & pantry. The laundry room has counter space for folding all that laundry and plenty of cabinet storage. The main level has a convenient 2 piece bathroom. The upstairs has 3 bedrooms, including a master with a walk in closet and 3 piece en-suite bathroom with a beautiful tiled shower and 2 shower heads. The basement is fully developed with a family room and 4th bedroom with its own ensuite bathroom! The backyard is fully fenced and landscaped with underground sprinklers, covered deck with BBQ gas line, and lower patio deck with a gas line for a fireplace! The garage is insulated, drywalled and painted, and is also heated, so your vehicle stays nice and warm on those cold winter nights. . Put this one on your must see list in Coaldale!!