



**42 Waterfront Landing
Coaldale, Alberta**

MLS # A2199609



\$615,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,595 sq.ft.	Age:	2010 (15 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Pie Shaped Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Stone, Stucco	Zoning:	RS
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s), Wet Bar

Inclusions: bunk beds attached in basement room, mirror in entry, shelving in kitchen, fridge in garage,

Welcome to 42 Waterfront Landing, a stunning property nestled in a serene cul-de-sac just two blocks from the picturesque Land O Lakes golf course. Built in 2010, this spacious home features six bedrooms and three and a half bathrooms, making it perfect for families of all sizes. The modern open floor concept creates a welcoming atmosphere, ideal for entertaining and family gatherings. The unique pie-shaped lot offers ample outdoor space, enhancing the property's charm and privacy. Enjoy the convenience of a double attached garage and the additional possibilities of a walkout basement—perfect for a home gym, recreational area, or extra living space. With its picturesque views and peaceful surroundings, this exceptional home is a true gem in a desirable location. Don't miss your chance to make it yours!