



**28 Waterfront Landing
Coaldale, Alberta**

MLS # A2200102



\$635,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,436 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Soaking Tub, Storage, Sump Pump(s), Wet Bar, Wired for Sound

Inclusions: Shed. Exterior Glostone Lighting. Upstairs fireplace as-is.

Welcome to this stunning 5 bedroom, 1 1/2-story home, nestled on a spacious lot in one of Coaldale's most desirable neighborhoods! As you step inside, you'll be greeted by soaring 18-foot vaulted ceilings highlighted by a rock-faced mantle with a cozy gas fireplace. The open-concept kitchen is a chef's dream, offering an abundance of cabinetry, stainless steel appliances, and a large island. Additional features include a countertop stove, and an expansive walk-in pantry, making organization a breeze. A formal dining room is also featured on the main floor, perfect for entertaining guests. Upstairs, the master suite is truly one-of-a-kind, with a spacious walk-in closet and a sunken 5-piece ensuite. Enjoy the large soaker tub, separate one-piece steam shower, and dual sinks in this luxurious bathroom. The upper level also offers three more generously sized bedrooms and an additional bedroom in the basement, which also includes a den. The basement has a cozy family room with a unique fireplace, a beautifully designed wet bar, and ample space for relaxation and entertainment. The home also features a high-efficiency Carrier furnace with a full air exchange system, ensuring excellent air quality throughout the home. The three-car garage is heated and houses a central vacuum system. Step outside to the covered deck, complete with a BBQ gas hookup, and take in the view of the expansive backyard, which features U/G sprinklers. Exterior Glostone lights are also included. This home offers the perfect blend of luxury, comfort, and functionality—don't miss the opportunity to make it yours!