



**119 Westgate Drive
Coaldale, Alberta**

MLS # A2200795



\$575,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,586 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, gas cooktop, wall mount oven, dishwasher, washer, dryer, blinds, curtains + rods, hot tub, central air conditioner, 2 garage door openers + remote(s), u/g sprinklers, hood fan

Patience waiting to make the move to Coaldale? This fully finished, triple garage home in Westgate is your opportunity! The main floor is ideal for entertaining with an open concept living, dining and kitchen area. The kitchen is adorned with quartz countertops and includes a gas cooktop for those who love cooking, along with a beautiful side by side fridge/freezer combo. Rounding out the main floor is a convenient powder room. Upstairs there is a bonus living room along with 3 bedrooms and a 4 piece shared bathroom. The primary suite boasts a walk-in closet and 3 piece ensuite. The fully finished basement offers a family room, 4th bedroom and another full bathroom. This home is complete with air conditioning, u/g sprinklers and a beautifully landscaped back yard with a well sized deck and built in hot tub with a pergola. Just over a block away from Land o Lakes golf club and easy access to hi-way 3 making the commute convenient. There is nothing for you to do but move in.