



**301 West Gate Crescent  
Coaldale, Alberta**

**MLS # A2200871**



**\$535,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,642 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full, Unfinished

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** RS

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** Fridge, stove, dishwasher, washer/dryer

Welcome to this stunning 2-story home located on the desirable Westgate Crescent in Coaldale. This spacious property features 3 beautifully appointed bedrooms and 2.5 bathrooms, offering the perfect balance of comfort and functionality for modern living. As you step inside, you'll be greeted by a bright and airy open-concept layout that seamlessly connects the living, dining, and kitchen areas. The well-designed kitchen boasts plenty of storage space, providing ample room for all your culinary needs and making it a true focal point of the home. The generous floor plan includes a cozy living area, ideal for relaxing or entertaining guests. Upstairs, you'll find three spacious bedrooms, including a master suite with an ensuite bathroom. The basement is unfinished so bring your ideas. This home also features a convenient double attached garage, offering ample parking and additional storage space. Situated on a prime corner lot, you'll enjoy extra yard space and the added privacy that comes with this unique location. Don't miss out on this exceptional opportunity to own a beautiful home in one of Coaldale's most sought-after neighborhoods!