



GRASSROOTS
REALTY GROUP

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**301 West Gate Crescent
Coaldale, Alberta**

MLS # A2200871



\$525,000

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