

453 Westgate Crescent  
Coaldale, Alberta

MLS # A2279626



**\$599,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Shed, gazebo, garage heater		

Welcome to 453 Westgate Crescent, a beautifully updated bi-level in the desirable Westgate Landing community of Coaldale. Located in a quiet, family-friendly neighbourhood across from a playground and just minutes from amenities and Land-O-Lakes Golf & Country Club, this home offers comfort, convenience, and style. The bright, open-concept main floor features a chef-inspired kitchen with a gas cooktop, built-in appliances, quartz countertops, and a spacious breakfast bar; perfect for entertaining or everyday living. The fully developed layout includes 3 bedrooms plus a versatile office that can easily serve as a 4th bedroom, along with 3 bathrooms including a private ensuite. Enjoy year-round relaxation in the heated and air-conditioned sunroom overlooking a beautifully landscaped backyard with raised planters, a concrete patio, and a gazebo. Additional features include enclosed storage beneath the sunroom and a heated garage. A bright, modern home in one of Coaldale's most sought-after neighbourhoods; don't miss this opportunity.