



**GRASSROOTS**  
REALTY GROUP

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**57 Malloy Terrace  
Coaldale, Alberta**

**MLS # A2290565**

**\$659,900**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Central, High Efficiency, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Concrete, Mixed, Other, Vinyl Siding	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** N/A

57 Malloy Terrace is a 1,587 SqFt new build that backs directly onto the community pond with no rear neighbours. The main floor features an open layout anchored by a fireplace with custom brickwork, a walk-in pantry, and quartz countertops throughout. You'll appreciate the dedicated mudroom off the garage, it's designed to stash your groceries, bags, coats, and all that daily clutter so it doesn't end up piling up in your living space. From the dining room, you can step out onto a covered rear deck that overlooks the quiet pond. Upstairs, the primary suite is finished with a double vanity and a custom-tiled shower, alongside two additional bedrooms and a full laundry room equipped with a sink. The exterior includes an oversized 23' x 21' double attached garage with a man door that leads straight to the yard, a concrete stairway to your front door, and a covered porch. With an unfinished basement ready for future development, this home focuses on quality and long-term utility. The property is located in the new Malloy Landing community, just a quick walk or drive from the SHIFT Community Centre & School, Lakes Golf Course, the Birds of Prey Centre, and downtown Coaldale. Call your REALTOR® to book a tour and see this brand new Destiny Home build for yourself! Note: some photos are AI generated. Interior selections may vary due to builder and buyer selections.