



GRASSROOTS
REALTY GROUP

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107 Westgate Drive
Coaldale, Alberta

MLS # A2331740



\$729,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,252 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Private, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: 5' Fridge/Freezer Combo, GE Built-in Wall Oven and Microwave, Dishwasher, Hood Fan, 5 Burner Gas Cooktop, Washer/Dryer, Bar Fridge, Dishwasher, All Window Coverings, Garage Door Opener + remote, Central AC, all TV mounts

Here's a home with grandeur! Located in Westgate, a community right near the Land O Lakes golf course! Fully finished across 3 levels, this unique home offers a functional floor plan, plentiful space and a gorgeous yard to boot! From the heated triple car garage and extra-wide driveway, to the soaring ceilings in the living room and butlers pantry, there's thoughtful finishes around every turn! The main floor is ripe for entertaining, with an expansive kitchen, butlers pantry, dining space that can fit the whole family during the holidays and a living room drenched in natural light with a gas fireplace. There's a side by side fridge/freezer, spacious quartz island for food prep and a 6 burner gas cook top. Heading upstairs, there's a bonus living room, 3 bedrooms, 2 full bathrooms and laundry room. The primary suite enjoys a spacious walk-in closet and 5 piece ensuite. The basement enjoys a wet bar complete with dishwasher and well sized living area! Additional fourth bedroom, 3 piece bathroom and storage space. The yard has a gorgeous (and private) deck, garden boxes and a shed for outdoor storage. Great access to amenities and with AC and underground sprinklers, it is truly turn-key!