



GRASSROOTS
REALTY GROUP

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**341 Westgate Crescent
Coaldale, Alberta**

MLS # A2332859



\$649,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,704 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Yard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1C
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Refrigerator, Stove, Washer and Dryer, Dishwasher

Family living at its finest! This fully developed home offers 4 bedrooms and 3 bathrooms in one of Coaldale's most desirable family communities. Located just blocks from the Land-O-Lakes golf course, there's still time to customize select finishes and make this home your own. Enjoy the perfect blend of modern comfort, quality craftsmanship, and small-town living close to parks, schools, and amenities. A fantastic opportunity for families looking to call Westgate home!