



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

57 Malloy Terrace
Coaldale, Alberta

MLS # A2337083



\$659,900

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

Heating:	Central, High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Concrete, Mixed, Other, Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	None		

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, Land O' 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!