



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**356 Westgate Crescent
Coaldale, Alberta**

MLS # A2339775



\$560,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,868 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

2-Storey Coaldale family home nestled in a quiet neighbourhood backing onto green space! This property offers all the peace and comfort of small town living without skimping on convenient and luxurious features. Walk up the driveway past the double attached garage and you'll enter into an open concept kitchen, living, and dining room with breakfast bar and island. The main floor has plenty of cupboard storage throughout, a mudroom, large windows, a powder room, and an electric fireplace to curl up by in the winter. Upstairs, you'll find all bedrooms on the same level alongside a laundry room to make chores easier and keep the whole family close together. The master bedroom features a huge ensuite bathroom with dual sinks and a walk-in closet. The basement is up to you, bring your imagination and build the space of your dreams! The back yard is the perfect place to relax and entertain, with a large deck, fire pit, and a park with a playground behind. If a peaceful family home with a smart layout and a stellar location sounds like the perfect place for you, give your REALTOR® a call and book a showing today!