# \$740,250 - 107 Westgate Drive, Coaldale

MLS® #A2198854

## \$740,250

4 Bedroom, 4.00 Bathroom, 2,219 sqft Residential on 0.13 Acres

NONE, Coaldale, Alberta

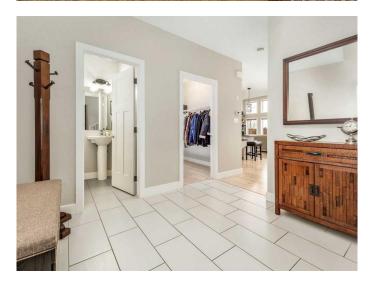
Welcome to stunning 107 Westgate Drive, located in the Upscale Golf Course Neighborhood of Westgate Landing! This better-than-new home is absolutely turnkey and ready for it's next owners. Nestled in the prestigious Westgate Landing neighborhood, this meticulously designed property boasts over 3,000 sq ft of luxurious living space. With 4 bedrooms, 3.5 baths, and high-end upgrades throughout, this home is sure to impress even the most discerning buyer.

The main floor is magnificent, expansive and undoubtably the heart of the home! With floor-to-ceiling windows flooding the space with natural light, the open-concept living area is perfect for both relaxing and entertaining. The gourmet kitchen is a chef's dream, featuring top-of-the-line appliances, ample counter space, and your very own butler's pantry. The living room provides a cozy yet spacious atmosphere, centered around a beautiful gas fireplace. A large mudroom adds to the home's functionality, providing an organized entryway for busy families.

The second floor features a primary suite that provides a serene retreat. Complete with a luxurious ensuite and a walk-in closet, this is a space you'll love to come home to. The floor plan also includes two additional generously sized bedrooms, perfect for children or guests, as well as another full bathroom. The bonus room on this level is a standout







featureâ€"large windows offer sweeping views of the Land O' Lakes Golf Course, making it the ideal spot to watch the sunset after a busy day. For ultimate convenience, the laundry room is also located on the upper level, making it easy to tackle household chores with ease.

The basement is an Entertainer's Dream! Do you love hosting friends and family? The fully finished basement is designed with entertaining in mind. Featuring a massive theater room complete with a wet bar, this space is perfect for movie nights or watching the big game. The wet bar even includes its own dishwasher, adding the ultimate level of convenience when hosting gatherings.

The backyard has a spacious deck that offers a wind/privacy enclosure, perfect for enjoying quiet evenings or hosting outdoor dinners. With no neighbors behind and a partial golf course view, you'll find peace and tranquility in your backyard oasis.

The heated triple car garage provides ample space for your vehicles, toys, golf cart, or anything else you need to store. It's the perfect space for those who enjoy both convenience and storage.

This home offers AC, underground sprinklers, and is part of the town's exciting new pilot project allowing you to drive your golf cart directly to the golf course from your home.

This home has It all! With its stunning finishes, thoughtful design, and unbeatable location in Westgate Landing, this home is the epitome of luxury living. Don't miss your chance to own this remarkable propertyâ€"contact your REALTOR® and schedule a showing today!

#### **Essential Information**

MLS® # A2198854 Price \$740,250

Bedrooms 4

Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 2,219
Acres 0.13
Year Built 2018

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 107 Westgate Drive

Subdivision NONE

City Coaldale

County Lethbridge County

Province Alberta
Postal Code T1M 0E1

#### **Amenities**

Parking Spaces 6

Parking Triple Garage Attached

# of Garages 3

## Interior

Interior Features Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s), Sump

Pump(s), Wet Bar

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s),

Microwave, Range Hood, Refrigerator, Washer/Dryer, Window

Coverings, Bar Fridge, Gas Stove

Heating Forced Air
Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features None

Lot Description Landscaped, Close to Clubhouse, Private, Street Lighting, Underground

Sprinklers, Views

Roof Asphalt Shingle

Construction Concrete, Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed March 4th, 2025

Days on Market 47

Zoning RCL

# **Listing Details**

Listing Office Century 21 Foothills South Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.