

\$549,900 - 453 Westgate Crescent, Coaldale

MLS® #A2239489

\$549,900

3 Bedroom, 3.00 Bathroom, 1,277 sqft

Residential on 0.12 Acres

NONE, Coaldale, Alberta

Welcome to 453 Westgate Crescent, a beautiful updated bi-level in the desirable Westgate Landing community of Coaldale. Situated in a safe, quiet neighbourhood across from a playground and just minutes from all amenities and Land-O-Lakes Golf & Country Club, this home offers the perfect blend of comfort, convenience, and style. Step onto the charming front porch and into an open-concept living space filled with natural light. The chef's kitchen is the heart of the home, featuring a gas cooktop, built-in appliances, quartz countertops, and a spacious breakfast bar – ideal for entertaining or everyday living. With 3 bedrooms plus a versatile office (easily convertible to a 4th bedroom) and 3 bathrooms including a private ensuite, this fully developed home is thoughtfully designed for modern family life. Relax year-round in the heated and air-conditioned sunroom overlooking a beautifully landscaped backyard with raised planter boxes, a concrete patio, and a gazebo to enjoy with family and friends. Additional perks include the enclosed storage room under the sunroom and a heated garage for comfort and practicality. Don't miss your chance to own this bright, modern home in one of Coaldale's most desirable neighbourhoods – close to recreation, nature, and all the amenities that make Westgate Landing such a great place to live.

Built in 2015



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2239489 |
| Price | \$549,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,277 |
| Acres | 0.12 |
| Year Built | 2015 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 453 Westgate Crescent |
| Subdivision | NONE |
| City | Coaldale |
| County | Lethbridge County |
| Province | Alberta |
| Postal Code | T1M0E1 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Sump Pump(s) |
| Appliances | Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings, Gas Cooktop |
| Heating | Forced Air |
| Cooling | Central Air |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Storage |
| Lot Description | Back Yard, Few Trees, Front Yard, Landscaped, Garden, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|-------------|-----------------|
| Date Listed | July 17th, 2025 |
| Zoning | R-L |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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