

\$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 Oâ€™ 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 Entertainerâ€™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. Itâ€™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. Donâ€™t miss your chance to own this remarkable propertyâ€”contact your REALTOR® and schedule a showing today!

Built in 2018

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	51
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.