

# \$635,000 - 28 Waterfront Landing, Coaldale

MLS® #A2200102

**\$635,000**

5 Bedroom, 4.00 Bathroom, 2,436 sqft

Residential on 0.32 Acres

NONE, Coaldale, Alberta

Welcome to this stunning 5 bedroom, 1 1/2-story home, nestled on a spacious lot in one of Coaldale's most desirable neighborhoods! As you step inside, you'll be greeted by soaring 18-foot vaulted ceilings highlighted by a rock-faced mantle with a cozy gas fireplace. The open-concept kitchen is a chef's dream, offering an abundance of cabinetry, stainless steel appliances, and a large island. Additional features include a countertop stove, and an expansive walk-in pantry, making organization a breeze. A formal dining room is also featured on the main floor, perfect for entertaining guests. Upstairs, the master suite is truly one-of-a-kind, with a spacious walk-in closet and a sunken 5-piece ensuite. Enjoy the large soaker tub, separate one-piece steam shower, and dual sinks in this luxurious bathroom. The upper level also offers three more generously sized bedrooms and an additional bedroom in the basement, which also includes a den. The basement has a cozy family room with a unique fireplace, a beautifully designed wet bar, and ample space for relaxation and entertainment. The home also features a high-efficiency Carrier furnace with a full air exchange system, ensuring excellent air quality throughout the home. The three-car garage is heated and houses a central vacuum system. Step outside to the covered deck, complete with a BBQ gas hookup, and take in the view of the expansive backyard, which features U/G sprinklers. Exterior Glostone lights are also included. This



home offers the perfect blend of luxury, comfort, and functionalityâ€”donâ€™t miss the opportunity to make it yours!

Built in 2008

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2200102          |
| Price          | \$635,000         |
| Bedrooms       | 5                 |
| Bathrooms      | 4.00              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,436             |
| Acres          | 0.32              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 28 Waterfront Landing |
| Subdivision | NONE                  |
| City        | Coaldale              |
| County      | Lethbridge County     |
| Province    | Alberta               |
| Postal Code | T1M 0B4               |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Triple Garage Attached |
| # of Garages   | 3                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Soaking Tub, Storage, Sump Pump(s), Wet Bar, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave,   |

|                 |  |
|-----------------|--|
|                 | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Forced Air   |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 2  |
| Fireplaces      | Gas  |
| Has Basement    | Yes  |
| Basement        | Finished, Full   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Dog Run, Private Yard                         |
| Lot Description   | Back Yard, Cul-De-Sac, Underground Sprinklers |
| Roof              | Asphalt Shingle                               |
| Construction      | Composite Siding, Concrete, Wood Frame        |
| Foundation        | Poured Concrete                               |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 6th, 2025 |
| Days on Market | 49              |
| Zoning         | R1A             |

## Listing Details

|                |  |
|----------------|--|
| Listing Office | Century 21 Foothills South Real Estate |
|----------------|--|

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