

# \$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	48
Zoning	R1A

### **Listing Details**

Listing Office	Century 21 Foothills South Real Estate
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