



GRASSROOTS
REALTY GROUP

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**752 Coalbrook Close W
Lethbridge, Alberta**

MLS # A2217733



\$480,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,576 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Mixed	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions:	Blinds
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Meet the ROYCE by Ashcroft Homes – a smart and stylish 2-storey that packs a punch! You’ve got 3 bedrooms upstairs, each with massive closets (seriously, no storage struggles here), plus convenient second-floor laundry. The primary suite has a sleek tiled shower, and the main bath features a deep tub for soaking. Now let’s talk kitchen – it’s a showstopper. You’ll find quartz counters, , floating shelves, an undermount silgranit sink, and tile backsplash that really pops. The appliances are top-notch too: a ’s fridge/freezer combo, built-in GE oven and microwave, Bertazzoni 5-burner gas cooktop, hood fan, and GE dishwasher. Located in Copperwood close to walking trails and ponds the big windows flood the space with natural light, This place has everything you need and then some.