



**GRASSROOTS**  
REALTY GROUP

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**322 Miners Chase W  
Lethbridge, Alberta**

**MLS # A2218365**



**\$674,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,999 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Double Garage Detached, Garage Faces Front, Ga		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape, Pie		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Gas Range, Hoodfan, built in microwave, built in oven, dishwasher, fridge, washer, dryer, projector and mount, projector screen, garage door remote(s), central AC, 2 garage heaters

Welcome to this exceptional custom-built family home, completed in 2019, offering over a beautifully finished living space and thoughtfully designed for comfort, convenience, and entertaining. Located on a spacious lot with a massive backyard and 2 HEATED GARAGES, this property truly checks every box! Upstairs, you'll find 3 generously sized bedrooms, including a luxurious primary suite featuring a 5-piece ensuite with a large double vanity, separate shower, and soaking tub. A full bathroom, a convenient upper-level laundry room, and a spacious bonus room round out the family-focused second floor. The main floor is a showstopper, boasting tall ceilings and expansive windows that flood the home with natural light. The gourmet kitchen features sleek built-in appliances, a large refrigerator, and a walk-in pantry, perfect for family living and entertaining. Enjoy the cozy yet spacious living room, a stylish office with a sliding barn door, and a practical mudroom that connects seamlessly to the attached garage. Downstairs, the fully finished basement is ready for movie nights in the dedicated theatre room, complete with a projector and screen. Two additional rooms are currently being used as a home gym and a hockey rec room, but can easily be converted into two additional bedrooms if desired. Step outside to your expansive backyard, highlighted by a premium Duradeck for outdoor relaxation and entertaining. As mentioned before, the home includes both an attached heated garage in the front and a detached heated garage in the back, offering incredible flexibility for storage, hobbies, or extra parking. This home offers a rare combination of custom quality, versatile space, and luxurious amenities in a family-friendly layout. A must-see for any buyer looking for comfort and style in one perfect package!

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