



**GRASSROOTS**  
REALTY GROUP

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**277 Coachwood Point W  
Lethbridge, Alberta**

**MLS # A2239945**



**\$599,900**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,089 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Concrete	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, OTR, DW, Washer, Dryer, Window Coverings, Chest Freezer, Water Softener, TV & Wall Mount in Master Bedroom, Central Vac & Attachments, 2 Remotes for attached garage, 1 remote for detached garage, camera system.

Discover an unparalleled blend of luxury and natural beauty on the prestigious Coachwood Point. This exquisite residence, nestled steps from the coulees, captures the essence of tranquility and sophistication. The meticulously landscaped front yard welcomes you, leading to a thoughtfully designed interior bathed in natural light. With 5 bedrooms and 3 1/2 bathrooms, the home seamlessly combines modern design with classic elegance giving you all the space you need for your family to grow. The open-concept kitchen, flows into the spacious living areas with both a front sitting room and a sunken living room, perfect for both entertaining and relaxation. Adding to its allure are not one, but two double garages, catering to car enthusiasts and storage aficionados. The outdoor oasis includes a covered deck for al fresco dining and a manicured lawn for recreation. This is more than a home; it's a lifestyle, where smart home technology, a fireplace, and proximity to whoop up drive and all this great city has to offer enhance daily living. Immerse yourself in this retreat, call your favourite agent today to schedule your private showing, and make this house your haven.