



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**277 Coachwood Point W
Lethbridge, Alberta**

MLS # A2239945



\$679,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	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.