



**GRASSROOTS**  
REALTY GROUP

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

**1644 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2242819**



**\$589,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Shed, Hot Tub.

If you've been searching for a fully finished home in a family-friendly neighborhood, loaded with thoughtful upgrades and no neighbors behind you, this could be the one. With a walk-out basement, heated garage, and a stunning view of Coalbanks Park, this home truly checks all the boxes. From the moment you step inside, you're welcomed by soaring ceilings and an abundance of natural light, thanks to skylights and bright southern exposure. The open-concept main floor is designed for both everyday living and easy entertaining. The kitchen is functional and beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for extra storage. The adjoining dining and living spaces flow seamlessly together, creating a warm, inviting area to gather. Just off the dining room, step onto the back deck and take in the incredible views of the park, the perfect spot for enjoying your morning coffee. Back inside, the main level also offers a spacious bedroom with a walk-in closet, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom suite is the perfect place to relax and unwind. You'll love the spa inspired ensuite, complete with a jetted tub, separate walk-in shower, and a generous walk in closet. Moving to the lower level you'll find a very bright space with large windows and a separate entry from the back yard. This level features a large family room with a natural gas fireplace, two additional bedrooms, and a full bathroom. As a bonus, the layout of this level would allow for relatively easy development of a second kitchen or basement suite. Stepping outside, you'll enjoy having both covered and uncovered patio spaces, plus your own hot tub to soak in while taking in the views of the park behind. Step through the gate and you're instantly connected to a network of walking paths that wind through the

Copperwood community, leading to the playground and multiple other parks nearby. You're even within walking distance from Coalbanks Elementary School which is just down the street. You're also conveniently close to grocery stores, restaurants, high schools, pharmacies, medical offices, and the YMCA. This fully finished, move in ready home is the kind that doesn't come up often, be sure to check out the virtual tour and then call your favorite REALTOR® to book your private showing today!