



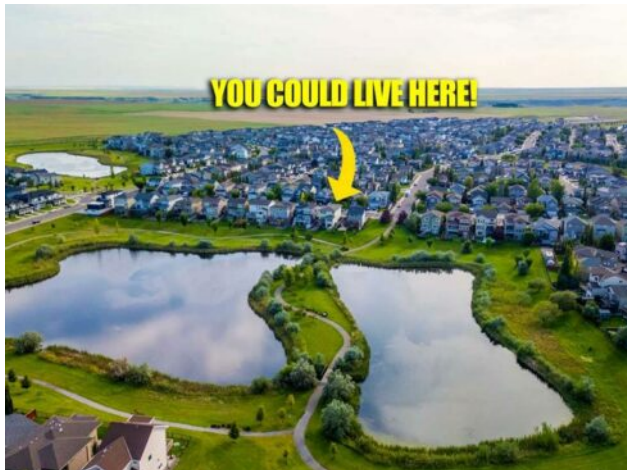
GRASSROOTS
REALTY GROUP

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**1553 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2249381

\$674,900



Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,294 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Greenbelt, Lawn, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Wet Bar		
Inclusions:	Basement, Fridge, Stove, Dishwasher, Oven		

Welcome to this stunning two-storey executive home in the heart of Copperwood, perfectly positioned at the center of Firelight Pond with what are truly the best views on the street. Here, you get the rare combination of city living with the peaceful backdrop of nature right outside your door. From the moment you step inside, the home feels bright, open, and designed with both elegance and family comfort in mind. The main floor is anchored by a spacious kitchen with a large island and breakfast bar, gas stove and built in oven ideal for everyday meals or entertaining friends. A convenient walk-through pantry makes bringing in groceries simple, while the open dining and living areas are framed by oversized windows showcasing the pond beyond. Step out to the raised deck and you'll quickly realize why this is one of the most sought-after locations in Copperwood. Upstairs, you'll find plenty of room for the whole family with four bedrooms, including a bonus room that has been converted into a fifth bedroom. A cozy family room, laundry, and full bathroom keep the upstairs practical, but it's the primary suite that truly impresses. Wake up each morning to breathtaking pond views and enjoy the luxury of your six-piece ensuite, complete with dual vanities, a deep soaker tub, glass-enclosed tile shower, and a massive walk-in closet. The lower level adds even more versatility with a second kitchen, spacious living area, and walk-out access to the covered patio overlooking the water. Whether you choose to use this space as an illegal suite for revenue, for multi-generational living, or as the ultimate theater and rec room, it's a flexible layout that adapts to your lifestyle. With five bedrooms, unmatched views, and a balance of executive finishes and family-friendly design, this Copperwood property is one of a kind. Living here means enjoying both the

convenience of the city and the tranquility of Firelight Pond—a rare combination you’ll be proud to call home.