



**GRASSROOTS**  
REALTY GROUP

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**209 Coachwood Point W  
Lethbridge, Alberta**

**MLS # A2259943**



**\$930,000**

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,433 sq.ft.	<b>Age:</b>	1993 (32 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Skylight(s)		

**Inclusions:** N/A

Welcome to one of the most desirable postal codes in Lethbridge, checkout this one owner custom built executive home backing on to the coulee with one of the very few views of Lethbridge's iconic train bridge spanning The Old Man river. This incredible property suggests eloquence from the moment you drive up to it. Nestled on the west side of Lethbridge in the very sought after Ridgewood sub division, this home offers a triple heated garage and when you step in the front door you just know that you are home. Every detail of this home is upgraded, from the formal family and dining room, to the chefs kitchen with a massive granite island and over abundance of cabinetry, every room has a view. The pantry is second to none with custom storage for everything you can imagine. Upstairs features a dream primary bedroom , massive ensuite with views that never end, two more large bedrooms and a four piece bathroom. Down stairs there is a large cozy family room, spare bedroom, bathroom, cold room and storage/ furnace room. When you finally get done viewing this expansive home you can go outside to an incredible outdoor living space that rivals most professional gardens. Call your favourite Realtor to view.