



GRASSROOTS
REALTY GROUP

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

**1644 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2263422



\$575,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,274 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Separate Entrance, 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

In a sea of two storey homes, sometimes you really dream of a bilevel with a walk out basement. If this dream home happened to back onto a beautiful park with a playground, walking paths, and an elementary school nearby that would be ideal. Well, this just might be the home for you, as it checks all of those boxes and more. 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 kitchen is functional and beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for additional storage. Take in the view of the park from your large dining area which flows seamlessly into the living room. Just off the dining room, step onto the back deck for the perfect spot to enjoy relaxing in the sun while sipping your morning coffee. Back inside, the main level also offers a spacious bedroom, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom suite is a great place to relax and unwind. You'll love the spa inspired features with a jetted tub, tile 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 to 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 enjoying the views of the park behind. 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!

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