



**1601 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2290655**



**\$499,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,571 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Standard Shaped Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** SEE APPLIANCES...plus METAL SHED, 5.5 kW solar energy system with panels.

This Daytona model in Copperwood was very popular when it was built...and for good reason! Extremely functional floorplan that maximizes space for everyone! This home has also been very well maintained by its current owner. Main floor has welcoming entry with an additional entrance from the garage. Main floor features an open plan for kitchen, dining room, and living room. Kitchen has plenty of cupboards, stainless steel appliance package, and an island. There is also a small pantry. Living room has a gas fireplace and nice side light windows looking in to the backyard. Dining room has sliding glass doors to deck out back. Main floor also features an office and a 2 piece bath. Upper level houses 3 bedrooms, including primary with full ensuite with tub/shower combo, and a "larger than most" walk-in closet for this square footage. Ensuite shower features a water softener shower head. The other two bedrooms feature Daytona's signature built-in bookshelves and are a good size. Basement is fully developed with a family room that has large windows for plenty of natural light. You don't even feel like you're in a basement because it is only in the ground about 3 feet at the rear of home. Basement also has a 4th bedroom and a 2 piece bath that could easily be made to a 3/4 piece bath by adding a shower or tub/shower combo(roughed-in plumbing is already there). A utility room with laundry and storage under the stairs complete the basement. Home has conveniences of central a/c, central vac, and underground sprinklers front and back. There is also a 5.5kW Solar Energy System with panels that helps reduce your utility costs! Yard is fenced and landscaped with garden boxes and alley access through a gate. Garage is 25 feet deep by 22 feet long for your vehicles. Copperwood features great parks, playgrounds, walking paths, an elementary school,

shopping amenities, restaurants, and is adjacent to one of the largest YMCA's in Western Canada with gym, pool, lazy river, surf spot, waterslide, and running track. There are also twin ice arenas and 10 curling sheets at the Cavendish Farms Centre right beside the YMCA. Two high schools are also close by! Move in and enjoy a great life in West Lethbridge!