



GRASSROOTS
REALTY GROUP

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

**70 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2294790



\$499,000

Division:	Copperwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,109 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Central Vacuum/Attachments, Garage Door Opener, with remote, washer, dryer, reverse osmosis system, water softener.

Welcome to this stunning 4-level split home in the highly sought-after community of Copperwood! This beautifully designed residence is perfect for families, offering 4 spacious bedrooms, 3 well-appointed bathrooms, and 3 generous living areas, ensuring ample space for everyone. The home's curb appeal is breathtaking, featuring an elegant stone front that enhances its charm. The exterior boasts several desirable features, including underground sprinklers, a covered rear deck, and a concrete patio, ideal for outdoor gatherings. Key Features: Modern Kitchen ‐ Enjoy granite countertops, stylish cabinetry, and plenty of prep space for culinary enthusiasts. Elegant Flooring ‐ Experience gorgeous hardwood floors on the main level, complemented by durable laminate flooring throughout the rest of the home. Spacious Living Areas ‐ Three distinct living spaces provide versatile options for entertaining guests or unwinding after a long day. Fully Landscaped Yard ‐ Relax in a beautifully maintained outdoor space, perfect for children, pets, or summer BBQs. Double Garage ‐ The spacious attached double garage offers convenience and additional storage. Cozy up by the gas fireplace in the family room, creating a warm atmosphere for gatherings. The primary bedroom features his and her closets and a luxurious 4-piece ensuite. Located in a family-friendly neighborhood, this home is close to parks, schools, shopping, and walking trails‐making it a must-see! Don’t miss out on this fantastic opportunity!