



**1180 Coalbrook Place W
Lethbridge, Alberta**

MLS # A2295440



\$549,900

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|------------------|--|---------------|------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,658 sq.ft. | Age: | 2022 (4 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.08 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Veneer, Vinyl Siding, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, BI microwave, Hood fan, Washer, Dryer, Blinds, Central AC, Garagedoor opener and 2 remotes,

Welcome to 1180 Coalbrook Place W — a like-new, fully finished two-storey offering modern style, bright and open design, and a fantastic cul-de-sac location with no rear neighbours. This 1,658 sq. ft. home features a bright and functional open-concept main floor with 9' ceilings, an inviting space for everyday living and entertaining. The kitchen is beautifully appointed with white shaker cabinetry, quartz countertops, a spacious island, and a walk-in corner pantry, all flowing seamlessly into the generous dining area and living room. Step outside from the dining room onto the 10x12 deck and enjoy the privacy of your already landscaped and fenced backyard. A convenient half bath off the front and garage entries completes the main level. Upstairs, you'll find three bedrooms and two full bathrooms, including a well-designed primary suite with a 4-piece ensuite featuring dual vanities and a walk-in shower. A versatile bonus room provides the perfect second living space, home office, or rec area, while upper-floor laundry adds everyday convenience. The unfinished basement offers excellent potential for future development, with space for a family room, fourth bedroom, and an additional full bathroom. Additional highlights include double attached garage plumbed for a heater, central air conditioning, beautiful stainless steel appliances including a gas stove, underground sprinklers, and modern glass railings on the staircase. This home is move-in ready with all the outdoor projects and extras already completed for you. Call your agent today to book a private viewing.