



**229 Coachwood Point W
Lethbridge, Alberta**

MLS # A2295596



\$775,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Central Vacuum, Kitchen Island, Pantry, Soaking Tub, Storage		

Inclusions: Fridge, cooktop, wall oven, dishwasher, washer, dryer, reverse osmosis system, central air conditioner, blinds, all window coverings, garburator, garage door opener + remote(s), basement fridge, garage shelving, shed(as is/where is), u/g sprinklers, central vacuum + attachments

Executive home in the elusive neighbourhood of Ridgewood - the coulee-backing, family friendly, character laden community that offers a tremendous lifestyle! This 2 storey home is full of charm; with a unique lay out, tandem garage, new deck and more. Stepping inside, there are hardwood floors, vaulted ceilings and a north-east facing backyard to enjoy the view of. There's a cozy sitting room, formal dining room, powder room, living room with gas fireplace, laundry room, spacious kitchen and breakfast nook all sharing the main floor. Heading upstairs there are 3 well sized bedrooms, a shared 4 piece bathroom and a 4 piece ensuite. 2 of the 3 bedrooms upstairs even boast walk-in closets! The basement is finished with a sewing/craft room, storage space, bedroom, huge family room and 3 piece bathroom. The garage is heated and while it appears to be a double - there is tandem parking on one side, effectively making it a triple garage! Brand new duradeck deck out back, well sized yard and a shed for all those yard tools you'll need! Make Ridgewood your home with this unique 2 storey!