



**1664 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2299174**



**\$525,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,120 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Insulated		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Built-in Vacuum system, Bar, Entertainment Unit, Shed

If you enjoy exceptional Park views and an abundance of natural light throughout your home, you are in luck! Backing southeast directly onto Coalbanks Park, this wide-open design offers great living space complimented by impressive, vaulted ceilings, a skylight, and large windows. Sunshine is never in short supply! The appealing floor plan provides versatility to compliment your lifestyle in day-to-day living or for entertaining family and friends. A lengthy list of features includes a functional kitchen with maple cabinetry, plenty of counter space, a convenient breakfast bar, pantry space, and an expandable dining area for hosting friendly get-togethers. The spacious Primary bedroom has a vaulted ceiling plus a 4pc ensuite and an impressive walk-in closet. The lower level is completely developed and is complimented by the walk-out basement component. A sliding patio door and oversized windows offer a continuation of terrific Park views. The massive 21' x 14' family room with a cozy fireplace and bar, 2 more bedrooms, and another full bathroom bring your total living space to over 2000 sq.ft. Exterior highlights include an upper sundeck plus a ground level concrete patio with a power awning, and garden shed. Your park view makes these outdoor living areas even more enjoyable. 7 appliances, central A/C, built-in vacuum system, and updated shingles (2020) are just a few more elements that compliment the home. Nearby amenities are exceptional and include neighbour friendly parks, walkways, ponds, Cavendish Farms recreation centre, arenas, shopping restaurants and more. Possession can be immediate so contact a Real Estate Professional today to arrange a viewing!