



GRASSROOTS
REALTY GROUP

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**141 Coachwood Point W
Lethbridge, Alberta**

MLS # A2106765



\$1,190,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,156 sq.ft.	Age:	1988 (37 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

EXECUTIVE LUXURY HOME WITH A MILLION DOLLAR VIEW. This incredible two story dream home exceeds expectations on all levels. The front street appeal is apparent with a perfectly manicured yard as well as custom finished exterior trim. The front entrance is grandiose with an impressive spiral stair case leading to a quaint sitting / reading area , office, bedroom , bathroom ,primary bedroom with incredible ensuite and walk in closet, all with outstanding coulee views. The main floors boasts executive style living with a formal dining room, massive master chef kitchen / family room and a separate sunken sitting tv fireplace room. The main floor also boasts another bathroom , huge rear entrance leading into a pristine heated insulated garage. The lower level of this home offers two large bedrooms, a gym , bathroom , workroom and another huge family room, there is also a walk up walk out covered entrance leading to an impeccable huge deck and manicured back yard/ out door living space