



GRASSROOTS
REALTY GROUP

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

**173 Coachwood Point W
Lethbridge, Alberta**

MLS # A2122993



\$1,090,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,223 sq.ft.	Age:	1988 (36 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.22 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Vaulted Ceiling(s), Wet Bar		

Inclusions: 2 Freezers, Ceiling Vent Fan, Persian Area Rugs, Wet Bar, Security System, Underground Sprinkler System

173 Coachwood Point is home to one of the most exceptional City skyline, Coulee, River and High Level Bridge views available anywhere. Your Guests won't want to leave! High ceilings, an open layout, and 27 east facing windows bring the panorama right into your home! In fact, the upper floor east facing windows start near floor level to optimize your scenic view. Custom designed to take full advantage of the massive 72' X 131' lot, this 3223 sq. ft. residence will certainly make an impression. Features of the home start with a double French door air-lock entry, Grand Foyer with a curved oak staircase to the upper level, rich hardwood flooring, plenty of updated vinyl plank flooring, recently repainted interior walls on all 3 levels, 4 above grade Bedrooms, and 3-1/2 Baths. There are 2 furnaces and 2 A/C units designed to control the temperature on the main, upper, and lower levels as you choose. The fully developed basement brings your total living area to an impressive 4,500 sq. ft! There is enough room for your entire family and invited guests to be more than comfortable. A cold room, laundry, and plenty of storage space complete the lower level. The exterior of the home was designed and crafted with street appeal and low maintenance concepts at the forefront. Brick and composite siding, clay tile roofing, P.V.C windows, and a paving stone sidewalk and driveway bring everything together with class and peace of mind. The sheer size of the back yard can be enjoyed as is or offers you plenty of space to develop to your liking. Immediate access to some of the most picturesque walking and biking trails could quickly turn them into a part of your daily outdoor routine. Location, Location, Location will definitely come to mind when you view this home. Call your Realtor today to book a private viewing!

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