



**218 Coachwood Point W
Lethbridge, Alberta**

MLS # A2129729



\$695,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,642 sq.ft.	Age:	1991 (33 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sauna, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: HOT TUB, moveable shed, bookshelves in family room, all tv mounts(no tv's), projector & screen in media room.

Comfortable family living in a large home on desirable Coachwood Point West In Ridgewood! It's what many dream about! This 2642 square foot two storey home backing a greenstrip with walking path is ready to make memories with its next owners! One of the things that really sold the current family when they bought this home is the large welcoming front entry that opens to the 2nd floor ceiling above! One parent had an office just off the entry that was convenient to meet clients. Updates were made over the years with vinyl plank flooring, some carpets, windows, and new paint. The vaulted ceiling in the living room gives a grand feeling and yet it's a comfortable space. Living room leads to the dining room with features liked added barn doors that can hide or display a hutch or cabinet. Kitchen has been enjoyed over the years but has had updates to appliances and island with glass cooktop. Washing dishes at the sink gives you the experience of looking in to the backyard while the kids or dogs play. There is also a pantry in the kitchen. Just beside the kitchen is a breakfast nook with plenty of windows to also enjoy the southern skies with maximum sunshine. One of the favourite features of this home is the sunken family room that has a gas fireplace and is just a great gathering place for convos and all the big family announcements. Main floor also has a laundry/mud room from garage and a 2 piece bathroom. Second level has 4 large bedrooms including primary bedroom with walk-in closet and 5 piece ensuite featuring double vanity, glass walk-in shower, and separate soaker tub that was remodeled in 2019. There's even a make up prep area. There is also another full bathroom on this level. Basement is fully developed with gym/rec room, media/room that was enjoyed by the teenagers and friends, a large 5th bedroom with walk-in closet, a

storage room, a 3 piece bathroom with shower and sauna, and utility room with updated zoned furnace and tankless hot water system. There are also underground sprinklers front and back with drip systems. The utility room also has a salon sink for washing hair as someone in the family was skilled enough to cut hair and take care of the family's haircare needs. Backyard is fenced and landscaped and has grape vines, cherry bushes, an apricot tree, & raspberry bushes. Gravel pad at the back was used to set up an above ground pool to use in the warmer months. There is a side yard with concrete pad that has a hot tub and shed. Man door to garage for easy access. This is a fantastic home in a premier West Lethbridge neighbourhood with mature trees, parks, and walking paths that lead to the coulees. Move in and enjoy!