



**300 Coachwood Point W
Lethbridge, Alberta**

MLS # A2132057



\$595,000

Division:	Ridgewood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	1989 (35 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Garage Control, Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods and blinds, ceiling fan, Underground Sprinklers, Freezer in Basement, Shelves in cold storage room, Fridge in basement 'as is'.

The sought-after street of Coachwood Point features an over 2000 square-foot two-story home that has been well taken care of throughout the years by the original owners, backing onto a beautiful green space. The three-bedroom home features two living rooms on the main floor and two eating areas, with amazing potential. As you walk into the home, you are greeted with a stunning oak staircase and an open-to-below area. To the left is a bay window and a front family room area joining the dining room, or you can continue on the other side of the staircase to find a half bath, back laundry room, and a large family room at the rear of the home with a fireplace, built-in bookcase, and windows stretching across the entire rear of the home. The kitchen features soaring vaulted ceilings, oak cabinets, and white appliances. Next to it is the nook area that takes advantage of the windows and view of the backyard. As you head up the grand staircase, there are French doors leading into the master bedroom with windows looking onto the backyard and park area, a massive walk-in closet, an ensuite featuring a large vanity, jetted tub, and freestanding shower. Down the hallway, there is a large linen closet, a main bathroom with a 2x4 skylight letting in lots of natural light, and two other secondary bedrooms at the front of the home. The backyard is a showstopper with developed trees, a shed, underground sprinklers, a fire pit area, composite deck with aluminum railing, a natural gas hookup, and speakers. The partially developed basement includes a bedroom in the back with the possibility of another bedroom, bathroom, and a large living space. There is an oversized double-car garage long enough for a truck to fit. This is an amazing neighborhood! If you are interested in living in Coachwood, call your favorite realtor to see this beautiful home today.