



**1115 Coalbrook Place W
Lethbridge, Alberta**

MLS # A2137068



\$569,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,440 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Discover the perfect blend of luxury and practical living in this stunning new construction by Stranville Living Master Builder, located in the highly desirable family community of Copperwood in West Lethbridge. Introducing the "Braemar," a modern two-story home designed with both elegance and functionality in mind, featuring a legal basement suite ideal for generating rental income. This makes it an excellent opportunity for those looking to step into homeownership while benefiting from a separate rental income source. Step into the expansive open-concept living area bathed in natural light from large, strategically placed windows. The high-end kitchen is a chef's dream, equipped with a Fisher and Paykel paneled refrigerator that seamlessly integrates with the custom cabinetry, a discreet paneled hidden dishwasher, an induction cooktop, a built-in oven, and a microwave. Quartz countertops and slow-close cabinetry add a touch of sophistication and convenience to this remarkable space. The second floor offers a private retreat with two well-appointed bedrooms, a full 4-piece bathroom, and a laundry area. The highlight is the spacious primary bedroom, complete with a U-shaped walk-in closet and an ensuite that boasts dual vanities and a luxurious walk-in shower. The lower level features its own private entrance and mirrors the main level's refined design with an open-concept kitchen and living room. It includes quartz countertops, slow-close cabinetry, a sizable bedroom with an ensuite, and separate laundry facilities—perfect for tenants or as an in-law suite. Outside, the home does not compromise on outdoor space or parking; it includes a single-car parking pad at the front and a double-car parking pad at the rear. Separate exterior entrances ensure privacy between the two living spaces. Additionally, dual furnaces provide independent temperature

control for each suite, enhancing comfort and privacy. Photos and Renderings are of a similar model and may not reflect the actual finishes.