



**1513 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2143921**



**\$715,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,448 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Quad or More Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Creek/River/Stream/Pond, Front Yard, Lawn, No Neig		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Refrigerator, Built in Gas Cooktop, Built in Oven, Built in Microwave, Dishwasher, All window coverings including curtains, rods and blinds, Underground Sprinklers, Air Conditioning, 2 x Garage Door Remotes, Floating shelves in half bath, Furnace in Garage, Security System

Welcome to this stunning corner lot home in Copperwood, where modern touches and breathtaking views await you! As you approach the house, the bright front entry set the tone to this sun filled home! The main floor greets you with 10-foot ceilings and an open concept kitchen featuring a huge island and sleek black cabinets and black stainless steel appliances. A large office overlooks the Pomodori pond, adding a serene touch to your workspace. The theme of stunning views continues throughout the home, with not one but two ponds visible from various rooms. The dining room boasts custom wall details sprayed in black to complement the cabinets, with an open-to-below area adding a sense of grandeur. The cozy living room, highlighted by an electric fireplace, offers a perfect spot to unwind. Step up to the alfresco room, featuring new laminate floors and a jaw-dropping 4 wide patio door leading to the Suncoast sunroom. (\$94,000) This spacious area, with remote control screens to block out 90% of the wind, offers a versatile space for entertaining or relaxation. You will love to host a party in this spectacular space or just enjoy it with your family! Upstairs, the primary bedroom with a large deck offers a peaceful retreat overlooking the pond. A walk-through closet leads to the ensuite, complete with a freestanding hydrotherapy tub, double sinks, and a luxurious marble tile looking shower. Is you heard from the primary to the spare bedrooms you walk across a catwalk that is highlighted by a black spindle railing and once again overlooking to the open below area and the windows that showcase the view of the community. The second floor host 9 foot ceiling and 8 foot doors as well making all the rooms on this floor feel large and spacious providing a comfortable space for guests or family members. As you head to the basement, you will go past

your impressive garage that measures 23'x39'. Recently, the sellers have added a gas furnace to the space and "SwissTrax" floors. Discover the versatile basement layout, perfect for accommodating your extended family or setting up an illegal suite. The rough-ins for a sink and laundry are already in place, offering convenience and flexibility. With hot water on demand, an updated furnace, and an air conditioning unit, this home ensures comfort and efficiency. Explore two additional bedrooms and a full bath downstairs for added living space. Designed to maximize the stunning views of the pond and surroundings, this home in the family-friendly neighborhood of Copperwood is a true gem. With amenities like an elementary school, easy access to essential services, this property offers both beauty and convenience. Don't miss your chance to experience this exceptional home — contact your realtor today to schedule a viewing!