



**1477 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2156513**



**\$615,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,880 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, 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 Siding	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	N/A		

Prepare to be amazed as YOU come home to your former Ashcroft show home! Located across from the LAKE, the street appeal is absolutely jaw-dropping with sleek black & wood accents that are both stunning and eye-catching. Step inside and you'll be greeted by the impressive FLOOR-TO-CEILING windows in the dining and living room, flooding the space with natural light and creating a bright, cheerful atmosphere. The vaulted ceilings add to the open and welcoming feel of this incredible space. The kitchen is a showstopper with an extended eating bar featuring a wood accent and luxurious leather granite countertops. The hidden, walk-in butler's pantry is a mastermind addition, providing ample space for groceries, appliances, and even a morning coffee station! The main floor is adorned with beautiful hardwood floors and includes a convenient 2-piece bathroom and a mudroom complete with shelving, coat hooks, and storage. Head upstairs to discover a delightful bonus space, perfect for a cozy TV room or a play area away from the main floor guests. This level also features a spacious 4-piece bathroom, two additional bedrooms, second-floor laundry (with pass through from primary walk-in closet), and the vaulted primary bedroom. The primary suite boasts a luxurious 5-piece ensuite and breathtaking views overlooking one of Copperwood's serene lakes, with the mountains visible in the background. The basement level offers even more living space with another bedroom, a 4-piece bathroom, a family room, and a standout office space walled with floor-to-ceiling glass. The exterior of the home is equally impressive, featuring a large floating PVC board deck with built-in LED lighting, programmable LED exterior lighting, and a 3-CAR tandem garage. It's all in the details, for example, high end blinds including remote blinds in the primary as well as

garage door & thermostat controlled from your smartphone! This home is the epitome of luxury and style &ndash; it&rsquo;s turn key and ready for you! You have to see this home in person to truly appreciate it!