



**1477 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2156513



\$625,000

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

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|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Siding | Zoning: | R-CM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s) | | |
| Inclusions: | 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 – it’s turn key and ready for you! You have to see this home in person to truly appreciate it!