



**1477 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2156513



\$638,850

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		

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:	Hot Tub		

Prepare to be amazed as you come home to this 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 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, a hot tub, 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 smart phone! 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!