



**1139 Coalbrook Place W  
Lethbridge, Alberta**

**MLS # A2181935**



**\$559,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,438 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Concrete Driveway, Double Garage Detached, Front Drive, Gar		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to the SUITED "Braemar" by Stranville Living Master Builder located in the vibrant west Lethbridge community of Copperwood. Over almost 20 years, Copperwood has established itself as the residential heartbeat of the westside. Located just off Whoop Up Drive, Copperwood residents can enjoy the many amenities within and surrounding the community including the centralized Coalbanks Elementary School, a Community Garden, places of worship as well as the nearby Crossings commercial area featuring restaurants, retail and recreation including YMCA of Lethbridge and Cavendish Farms Ice Arenas. What better place to invest in a new home then here in Copperwood, but better yet, how about investing in a home with a legally suited secondary suite! Yes, that's correct, this Braemar model comes complete with legal basement suite that includes it's own heating system, full appliance package with laundry rough-ins, and a secured private entrance. The advantage of buying a home with a legal suite from a reputable builder is that all the building code requirements have been met and the completed product has been inspected by the permitting authority for compliance, providing the peace of mind that an illegal or non-conforming suite cannot. In addition to these features, the builder has also included a rear deck with stairs to grade, and a detached double garage with rear alley access. High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check. Must be seen to be appreciated! Start building equity today! Photos contain virtual staging.