



**872 Coalbrook Close W
Lethbridge, Alberta**

MLS # A2190362



\$575,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,668 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Basement: countertop stove, stainless fridge, OTR, washer, dryer.

Welcome to this stunning, sprawling modern home in the highly sought-after, architecturally controlled community of Copperwood! Perfectly situated near lakes, schools, shopping, parks, and with easy access to the downtown core, this home offers the ideal blend of style, functionality, and location. Step inside the bright and open main level, where large windows and tall ceilings flood the space with natural light. The kitchen is a true focal point, featuring a walk-in pantry, an island with an eating bar, and a notched-out dining nook perfect for family meals or entertaining. From here, step out onto the large deck, the perfect spot to enjoy your morning coffee or unwind with an evening drink. Upstairs, the thoughtful layout continues with 3 spacious bedrooms, including a luxurious Primary suite. The Primary features a walk-in closet and an en-suite bathroom with His & Her sinks and a 5-foot walk-in shower. A bonus room sits at the center of the upper level, creating a great space for family time while offering privacy by separating the Primary suite from the other two bedrooms. The convenience of upstairs laundry adds even more appeal. The walk-out basement is a standout feature, offering a completely separate 1-bedroom suite—ideal for rental income, extended family, or guests. The suite boasts its own brand-new kitchen, private laundry, walk-out entrance, full bathroom, and spacious bedroom, providing endless flexibility. This home comes with the added peace of mind of a 10-Year New Home Warranty and is located in a family-friendly community with easy access to all the amenities you could need. Whether you’re looking for a stylish family home or an investment opportunity, this Copperwood gem checks all the boxes. Call your favourite REALTOR®