



**70 Coalbanks Gate W  
Lethbridge, Alberta**

**MLS # A2207355**



**\$485,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,109 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Laminate Counters, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Central Vacuum/Attachments, Garage Door Opener, with remote, washer, dryer, reverse osmosis system, water softener.

Welcome to this stunning 4-level split home in the highly sought-after community of Copperwood! This beautifully designed residence is perfect for families, offering 4 spacious bedrooms, 3 well-appointed bathrooms, and 3 generous living areas, ensuring ample space for everyone. The home's curb appeal is breathtaking, featuring an elegant stone front that enhances its charm. The exterior boasts several desirable features, including underground sprinklers, a covered rear deck, and a concrete patio, ideal for outdoor gatherings. Key Features: Modern Kitchen &dash; Enjoy granite countertops, stylish cabinetry, and plenty of prep space for culinary enthusiasts. Elegant Flooring &dash; Experience gorgeous hardwood floors on the main level, complemented by durable laminate flooring throughout the rest of the home. Spacious Living Areas &dash; Three distinct living spaces provide versatile options for entertaining guests or unwinding after a long day. Fully Landscaped Yard &dash; Relax in a beautifully maintained outdoor space, perfect for children, pets, or summer BBQs. Double Garage &dash; The spacious attached double garage offers convenience and additional storage. Cozy up by the gas fireplace in the family room, creating a warm atmosphere for gatherings. The primary bedroom features his and her closets and a luxurious 4-piece ensuite. Located in a family-friendly neighborhood, this home is close to parks, schools, shopping, and walking trails&dash;making it a must-see! Don&rsquo;t miss out on this fantastic opportunity!