



GRASSROOTS
REALTY GROUP

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**1473 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2212349



\$544,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,564 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Stone Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: FRIDGE, GAS STOVE TOP, DISHWASHER, MICROWAVE, CENTRAL AIR CONDITIONER, GARAGE DOOR OPENER, GARAGE HEATER

COPPERWOOD...FORMER SHOWHOME.....ACROSS FROM THE PARK!!!! This gorgeous Family Home was a former show home for Stranville Living. Fully developed with tons of high end upgrades. Enter right in to the spacious entry, which invites you into the open living space with Kitchen, Dining, and Living room. The Kitchen features quartz stone counters, a large island, spacious pantry, gas cooktop, and built-in microwave and oven. The Dining room sits in a great nook with access to the backyard deck. Also, on the main level is a 2-pc guest bath and laundry room. Come on Upstairs where there are 3 Bedrooms, and bonus room. The main primary suite has a Massive stunning ensuite with double vanity, large shower, and walk-in closet. The kids's rooms are close by and share a bath. Downstairs has been full finished. You will appreciate the large family room, with separate home gym and full bath. Outside is a low maintenance backyard. Features include just in time air conditioning, a gas fireplace, and a heated garage. Come check this one out!!!