



**1544 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2307718**



**\$629,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,078 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, range hood, microwave, dishwasher, washer, dryer, A/C, garage head door opener and garage remote (x2), main level window coverings, primary bedroom window coverings, kids play structure in backyard

Looking for a great home in a desirable neighbourhood? Look no further than 1544 Coalbanks Blvd W! This amazing two story home is great for the whole family. The main level is very inviting and features an amazing sunroom with a fireplace that will be a focal point during the warmer months. The kitchen is spacious with a big island and there's plenty of room in the dining area for a large table. The living room is nice and cozy as well. Upstairs you will find all three bedrooms, including the primary bedroom that comes complete with a walk-in closet and a 5pc ensuite. There are two more bedrooms and a 4pc bathroom on this level as well. Moving downstairs, you have tons more room for the kids in the rec room. With a nice area for tv and couches, this can be a great place for family movie night. The bar area will also allow for any and all hosting you may want to do. Out back, you have a great deck area and some green space that will be perfect for summer activities. Along with a parking pad and a double attached garage, all of your parking needs will be taken care of. Don't sleep on this home, contact your REALTOR&reg; today!