



**GRASSROOTS**  
REALTY GROUP

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**1656 Coalbanks Boulevard W  
Lethbridge, Alberta**

**MLS # A2318788**



**\$595,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,430 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Landscaped, Street Lighting, Und		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Tankless Hot Water		

**Inclusions:** Refrigerator, Stove, Over the Range Microwave, Dishwasher, Window Blinds, Central Vac & Attachments, Washer & Dryer,

This Stunning Immaculate Two Storey Bi-Level home with Walkout backs onto a Beautiful Park with Playground, Walking Paths and an Elementary School nearby! Checks the Boxes of everything you may want or need, this may be the Perfect Fit! Entering the Home you are welcomed by an Abundance of Natural Light from the Southern Exposure and Skylights! The Large Inviting Entry way leads to a Gorgeous Functional Kitchen area with Granite Countertops, Corner Pantry Storage and large Island. Dining Room and Living Room are open areas - perfect for Entertaining, Gas Fireplace and access to the Upper back deck to enjoy Relaxing in the Sun and Summer Barbecues! Additionally the main Level has a Spacious Bedroom/Office, Four Piece Bathroom and Convenient Laundry Room. Upper Private Master Retreat provides a Great Spot to Relax and Unwind with the Five piece Ensuite Bathroom, and Walk-in Closet. The Walk-out Lower Level features the Family Room area, Two Large Bedrooms and Four Piece Bathroom. Extras Include - Air Conditioning, Hot Water on Demand, Underground Sprinkler System and Central Vac. Double Door Attached Garage and Large Driveway provides plenty of Off Street Parking. Fully Fenced with Tasteful Landscaping completed. Amazing well maintained, Fully Finished move in ready Property is ready for New Owners, Call your favourite Realtor to Book a Private Showing today!