



**94 Miners Road W  
Lethbridge, Alberta**

**MLS # A2325120**



**\$679,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,796 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Interior Lot, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Basement: Fridge, Stove, Dishwasher, Microwave hood fan.

Welcome to the Comerie by Stranville Living Master Builder, a beautifully designed brand-new legally suited home located in the growing community of Copperwood, just a short walk from Coalbanks Elementary School. Thoughtfully designed with both homeowners and investors in mind, this exceptional property offers premium finishes, an intelligently planned layout, and the flexibility of a fully self-contained legal suite. GST is included in the price. For first-time home buyers, you could be eligible to receive the full GST rebate back. The main floor offers a unique open-concept design that creates distinct kitchen, dining, and living spaces while maintaining an inviting flow throughout. The stunning kitchen is loaded with premium finishes, including a panel-ready Fisher & Paykel refrigerator, panel-ready dishwasher, induction cooktop, built-in wall oven and microwave, quartz countertops, and a spacious butler's pantry with additional cabinetry and storage that provides convenient access to the attached double garage. Across from the kitchen, the bright dining area is perfectly positioned beside the future back deck, while the living room is anchored by a stylish electric fireplace and surrounded by windows that fill the space with natural light from multiple directions. Upstairs, you'll find three spacious bedrooms, including an impressive primary retreat complete with a large walk-in closet and a beautifully finished ensuite featuring dual vanities and a walk-in shower. Two additional bedrooms, a full four-piece bathroom, and the conveniently located upper-floor laundry complete this level. The fully finished legally suited basement has its own private entrance and dedicated rear parking pad, making it an excellent mortgage helper or multigenerational living option. The suite features two generous bedrooms, a four-piece bathroom, a modern kitchen with quartz

countertops and stainless steel appliances, and a comfortable living room designed for everyday living. Separate furnaces provide independent climate control for both the upper home and basement suite, adding comfort and efficiency for each living space. Combining thoughtful design, high-end finishes, and outstanding income potential, this brand-new Stranville Living home is an exceptional opportunity in one of West Lethbridge's most sought-after communities.