



GRASSROOTS
REALTY GROUP

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**55 Miners Road W
Lethbridge, Alberta**

MLS # A2326904



\$769,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,013 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RCL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fenced, Landscaped, Underground Sprinklers, Deck

This stunning 3 bed , 2.5 bath show home is officially FOR SALE and it's filled with upgrades you'll appreciate every single day. From the moment you arrive, the curb appeal makes a statement with upgraded James Hardie exterior accent siding, premium vinyl siding, modern faux wood metal accents, striking black exterior windows, and a matching black garage door. Inside, every space was carefully designed with comfort and style in mind. The kitchen features a custom quartz-wrapped hood fan, upgraded quartz countertops, additional cabinetry and shelving in the walk-in pantry, and black stainless steel appliances. Throughout the home you'll find designer-curated light fixtures, upgraded tile selections, matte black Kohler plumbing fixtures, and beautiful charcoal and dark green painted cabinetry paired with rich dark stained maple accents. The cozy living room is centered around a gas fireplace with an upgraded chocolate brown tile surround, while the custom black painted MDF mudroom bench adds both style and function. Upstairs, the colour-drenched bonus room and bedrooms create a warm, inviting feel, the half bath is finished with statement wallpaper, and the primary suite features a stunning stained maple headboard wall detail. A custom glass railing ties the home's modern design together beautifully. Step outside to enjoy full landscaping, a large rear deck with upgraded glass railing, and the added bonus of backing onto a school yard. Every upgrade was chosen with purpose and to top it all off, you receive the Black Stainless Kitchen appliances, Washer/Dryer, Central Air, Finished Painted Garage, Fenced, Landscaped c/w irrigation.