



GRASSROOTS
REALTY GROUP

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**1577 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2330961



\$650,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,414 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Laminate Counters, Pantry, Skylight(s), Walk-In Closet(s)		

Inclusions: Air Conditioning, dishwasher, refrigerator, induction cooktop (as is), over the range microwave, built-in oven, sound system with built-in speakers, 70" TV, garage gas heater, shed, garage door remote, two tire racks, 1 shelf in garage, basement fridge and freezer, wine fridge, central vacuum with attachments, washer and dryer & pedestals, Window coverings including curtains rods & blinds, bar fridge, Ceiling fan, hot tub, bar stools, 2 Pictures above stairwell

Everyone dreams of owning a walkout bungalow backing onto the pond—and this one delivers. Nestled in one of Copperwood's most sought-after locations, this impeccably maintained 1,400 sq. ft. walkout bungalow offers breathtaking views of Firelight Pond, direct access to walking paths, exceptional outdoor living, and a thoughtfully designed floor plan. The bright, open main floor is filled with natural light and features a beautiful kitchen with warm maple cabinetry, abundant counter space, a corner pantry, skylight, and extensive custom storage, including pull-out shelving, pull-out spice and garbage drawers, a built-in spice rack, and dividers for baking sheets and trays. The living and dining areas overlook the pond, creating a peaceful backdrop, while the built-in credenza makes an ideal buffet, coffee station, or bar area. The rear primary suite is a private retreat with stunning pond views and a spacious ensuite featuring double sinks, a custom glass shower, maple shelving, and a unique walk-through design connecting the walk-in closet directly to the laundry room with upper cabinetry, utility sink, and pedestal washer and dryer. A second bedroom or office completes the main floor. The fully developed walkout basement offers a large family room with a corner gas fireplace and wet bar, two additional bedrooms, a full bathroom, and an exceptional storage room. Step outside to enjoy the covered vinyl deck with glass railings, stairs to grade, and a natural gas BBQ hookup, or relax on the covered walkout patio with space for a hot tub. The beautifully landscaped yard features low-maintenance concrete and interlocking brick xeriscaping, while concrete side steps provide easy yard access. A standout feature is the impressive 34-foot concrete RV parking pad, providing secure space for your RV, boat, or trailer. The front yard is equally

impressive with underground sprinklers, a mature tree, and interlocking brick accents that create outstanding curb appeal. Beautifully maintained inside and out, this exceptional walkout bungalow offers the perfect combination of pond-front living, functional design, abundant storage, and one of Copperwood's most desirable locations. A rare opportunity to enjoy a home that's as beautiful as its surroundings.