



GRASSROOTS
REALTY GROUP

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**51 Miners Road W
Lethbridge, Alberta**

MLS # A2337444



\$849,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,201 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Wine Fridge		

This brand new showhome built by Stranville Living Master Builder features the stunning Kinley floor plan, a triple car garage, solar panels, and a fantastic location backing directly onto Coalbanks Elementary in Copperwood — one of West Lethbridge's most loved family communities. Inside, this home makes a serious first impression. No finishes were spared, from the herringbone flooring and custom shelving to the upgraded quartz countertops and luxurious amber red cabinetry that gives the kitchen a bold, designer feel. The main floor is bright, stylish, and thoughtfully laid out, with a front office that is perfect for anyone working from home. The living room features a beautiful marble-surround fireplace that instantly becomes the focal point of the space and adds the perfect cozy touch for winter nights. The kitchen is the kind of space that actually feels exciting to cook in, with high-end finishes, plenty of storage, and a layout that flows seamlessly into the dining and living areas. Just off the main living space, the backyard backs onto Coalbanks Elementary, making this an incredible setup for families who want convenience without sacrificing style. Upstairs, you will find three bedrooms, a spacious bonus room, a full-sized laundry room, and a well-appointed 4-piece bathroom. The primary suite is gorgeous, spacious, and designed to feel like a private retreat. It features a large walk-in closet with custom cabinetry, along with a luxurious 5-piece ensuite complete with a standalone soaker tub, glass shower, dual vanities, discreet water closet, hex tile, and marble-inspired tile that gives the entire space a spa-like feel. Located in Copperwood, this home is close to parks, pathways, schools, shopping, restaurants, and just a short drive or walk over to The Crossings, where you will find some of the best amenities on the west

side, including the YMCA, restaurants, groceries, and more. A brand new showhome, a triple garage, a premium family location, and finishes that truly stand out.