



GRASSROOTS
REALTY GROUP

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**1569 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2349316



\$764,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Sump Pump(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, Washer, Dyer, Window Coverings

Welcome to 1569 Coalbanks Blvd! This beautiful Copperwood home, ideally situated along a peaceful pond and scenic green space on Lethbridge's west side. and decks, creating the perfect backdrop for morning coffee or evening relaxation. The fully fenced backyard is built for entertaining, featuring a putting green, hot tub, and patio area off the walk-out basement, all while taking in the beautiful natural surroundings. Inside, the home offers a spacious kitchen with granite countertops and a walk-through pantry, a welcoming living room with a natural gas fireplace, and a large bonus room upstairs perfect for family gatherings or movie nights. The fully developed basement adds even more living space with a generous family room. Complete with five spacious bedrooms, three and a half bathrooms, and a double attached garage, this home offers the space, comfort, and setting your family deserves. A must-see in person! Contact your REALTOR® today to book your private viewing!