



GRASSROOTS
REALTY GROUP

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**71 Coalbanks Gate W
Lethbridge, Alberta**

MLS # A2351367



\$529,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,871 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Garden, No Back Lane, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Sump Pump(s)		

Inclusions: Appliances negotiable.

WOW! Impressive space! Those are just a few words that come to mind when you step inside this exceptional Copperwood family home. Within walking distance of schools, transit and shopping, this is a home designed for families who want room to live, grow and entertain! From the moment you arrive, you'll notice the impressive size, pride of ownership and Gemstone lighting on BOTH levels—making year-round and holiday lighting a breeze! Step inside to a spacious entry with soaring ceilings, tiled flooring and hardwood that continues throughout the main level. The bright, open-concept kitchen and living area is perfect for busy family life and entertaining. The spacious kitchen offers plenty of room to cook and gather, while the adjoining living room delivers serious WOW factor with its oversized fireplace and huge windows flooding the space with natural light. A walk-through pantry leads directly to the main-floor laundry and garage entrance—a layout families will love. The owners have even fit a pickup AND a small SUV in the garage! Upstairs you'll discover something becoming increasingly hard to find—BIG bedrooms and a HUGE bonus room! The primary easily accommodates a king-size bed and features a bright 5-piece ensuite. Two additional bedrooms offer built-in bookshelves and plenty of room for growing kids, plus their own 4-piece bathroom. And that BONUS ROOM! Theatre? Playroom? Games room? Home office? Gym? It's an incredible amount of flexible space—wait until you see it! The finished basement adds even more possibilities with a home office that could offer bedroom potential with the addition of a wardrobe (features an egress window), a newer 3-piece bathroom and another living area also with an egress window. Think teen retreat, guest space or potential student space! Outside, enjoy

a child-friendly fenced yard with multi-level outdoor entertaining areas, play space and room for a small garden. Central A/C, mature landscaping and underground sprinklers complete the package. Located in popular Copperwood, you're close to parks, schools, shopping, transit and everyday amenities. Need space? Need flexibility? Need a home your family won't quickly outgrow? Put this one at the TOP of your must-see list! Have a home to sell? Seller will consider trades—what have you got?