

**19 Coachwood Road W
Lethbridge, Alberta**

MLS # A2184319



\$619,900

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Ridgewood | | |
| Type: | Residential/House | | |
| Style: | 1 and Half Storey | | |
| Size: | 2,392 sq.ft. | Age: | 1997 (28 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Interior Lot, Landscaped | | |

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|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, Storage | | |

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer, window coverings, garage door opener and control, security system, Moveable Shed.

Introducing a meticulously crafted builder's own home in the prestigious Ridgewood neighborhood, now available for the first time. Constructed in 1997 with exceptional attention to detail, this 2,400 sq. ft. residence exudes timeless quality and workmanship. Designed with family living in mind, this four-bedroom home offers both functionality and elegance. The thoughtfully designed floor plan places three spacious bedrooms on the upper level, accompanied by a well-appointed 4-piece bathroom. Meanwhile, the main floor provides a haven of convenience and comfort for parents with a generously sized primary suite featuring a luxurious 5-piece ensuite complete with dual sinks, a jetted tub, and a stand-alone shower. "His and hers" closets ensure ample storage, while the main floor also includes a laundry area, a versatile front office or den, and direct access to the 20' x 22' insulated and drywalled garage, which opens to the backyard through a convenient passage door. At the heart of the home, the maple kitchen boasts a central island, ample counter space, and a bright dining nook that leads to a back deck with sleek glass railings. Overlooking the inviting family room, you'll find soaring 10-foot ceilings and a striking stone fireplace, creating a warm and welcoming ambiance. A formal dining room connects seamlessly to the front living room, making this home ideal for hosting gatherings and creating cherished memories with loved ones. The undeveloped basement presents endless possibilities, offering space for additional bedrooms, a third living area, or simply leaving it as-is, given the home's already abundant living space. Nestled in one of West Lethbridge's most sought-after neighborhoods, this home is surrounded by mature trees, scenic parks, and walking paths leading to breathtaking coulee views and the river bottom. This is a rare

opportunity to own a stunning home in a prime location—simply move in and start enjoying everything it has to offer.