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## 297 Coachwood Point W Lethbridge, Alberta

MLS # A2189133



# \$549,900

<b>Division:</b>	Ridgewood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,092 sq.ft.	<b>Age:</b>	1992 (33 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, High Ceilings, Open Floorplan, Recessed Lighting		

**Inclusions:** Fridge, Gas Range, Dishwasher, Built-in Microwave and Oven, Washer and Dryer, All window coverings including curtains, rods and blinds, Underground Sprinklers, Air Conditioning, 2 x Garage Door Remotes, Green House (Does not comply), Garbage Compactor, Central Vac and Attachments, TV Brackets, TV, Speakers and receiver in family room.

Discover your dream home in the coveted Coachwood Point, where exceptional living meets timeless elegance. Presenting a stunning one-and-a-half-story residence, boasting over 2100sq. ft. across its main and upper levels. Revel in the splendor of high vaulted ceilings, expansive living areas, and exquisite Brazilian cherry hardwood floors that make this home a true showstopper. This home underwent extensive renovations 10 years ago transforming every aspect with meticulous attention to detail. From the doors to the windows, roof, soffits, and gutters, to the overhead garage door and driveway finish, no stone was left unturned. The kitchen, a chef's delight, was completely remodelled to include a gas range, built-in microwave and oven, garbage compactor, garburator, and dishwasher, making it both functional and stylish. The air conditioning system, only 10 years old, and a hot water tank replaced in 2024, ensure modern comfort. Step outside from the kitchen to a covered deck overlooking a dreamy backyard, complete with an interlocking brick patio and mature trees. Spaghetti drip lines to all outdoor pots create a serene oasis. Find solace upstairs in three bedrooms and two bathrooms, offering ample space. The main floor not only has a large living room space perfect for entertaining, it also unfolds into a cozy family room, a few steps down, featuring a built-in surround system and TV for the ultimate entertainment experience. Dan Heating, a renowned architect from Lethbridge, was instrumental in designing and implementing the Beachwood built-in cabinetry detail throughout, infusing the home with a custom, high-end feel. The basement is fully finished, boasting a large living room, a full bathroom, and an additional bedroom, completing the extensive living space this home offers. This unique well cared for home won't be available for long. Schedule your

showing today and step into the lifestyle you've always dreamed of.