

**848 Coalbrook Close W
Lethbridge, Alberta**

MLS # A2189710



\$639,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,087 sq.ft.	Age:	2020 (5 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Recessed Lighting, Vaulted Ceiling(s)		

Inclusions: N/A

Nestled in Copperwood, one of Lethbridge's most sought-after family communities, this fully developed 2-storey home is move-in ready and ticks every box on your wish list. Situated on a pie-shaped lot with no neighbors behind, the property boasts a massive backyard offering both privacy and space for endless outdoor activities. With a double attached garage at the front, convenience meets curb appeal in this stunning home. Step inside, and you'll be greeted by open-to-above ceilings in the living room, complemented by southeast-facing windows that bathe the space in natural prairie sunshine. A cozy gas fireplace adds warmth and charm, making this the perfect spot to relax with family. The kitchen is truly a chef's dream, featuring a large dual fridge-freezer, a Bertazzoni gas cooktop range, a built-in oven and microwave combo, and sleek quartz countertops. A spacious walkthrough pantry ensures you'll never run out of storage. Whether you're hosting dinner parties or just making breakfast, this kitchen is built for culinary magic. The main level also includes a home office, offering the perfect retreat for work or study. Step out the back door to your covered east-facing deck, where you can enjoy the fresh air while being shielded from the wind. The deck overlooks your gigantic backyard, making it ideal for summer barbecues, kids' playtime, or even a future garden. Heading upstairs, you'll find a layout designed for family living. The primary bedroom is a true retreat, large enough to comfortably fit a California king bed. A walk-in closet offers ample storage, while the spa-like ensuite features dual vanities, a walk-in shower, and a luxurious stand-alone soaker tub. There are four bedrooms on this level in total, along with a beautifully appointed 4-piece bathroom, keeping the whole family close and comfortable. The fully finished

basement continues to impress, with another spacious living room, two additional bedrooms, and a full 4-piece bathroom, perfect for guests or older children seeking their own space. Outside, the home is packed with thoughtful extras, including Gemstone lights for year-round ambiance and underground sprinklers to keep both your lawn and garden lush with minimal effort. This home in Copperwood truly has it all—space, style, and practicality—all in one of the most family-friendly neighborhoods in the city.