



Anne French
Your REALTOR®
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1652 Coalbanks Boulevard W
Lethbridge, Alberta

MLS # A2190774



\$635,000

Division:	Copperwood		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,105 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	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: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge (Icemaker-as is), stove, dishwasher, washer, dryer, blinds, central air conditioner, garage door opener + remote, trampoline, garburator, bar fridge, surround sound speakers + components, projector and screen, central vacuum and attachments (kitchen toe kick - as is), OTR microwave/hood fan, wall mounts, fire pit in backyard

This home is the gift that keeps on giving! A fully finished, unique 1.5 storey in Copperwood that backs the park, is renovated and has an abundance of upgrades for your convenience. This welcoming home offers soaring vaulted ceilings on the main floor, tremendous views of the park behind, a cozy gas fireplace in the living room and a renovated kitchen that offers a spacious island making food prep a breeze! Main floor office, half bath, laundry room with sink and bonus built in bar/coffee station makes it ideal for entertaining, working from home and more. The upper floor is a host of three large bedrooms, a 4 piece bathroom and 5 piece ensuite. The primary also has a well-sized walk-in closet! The basement features 9' ceilings, yet another gas fireplace in a family room set up for a theatre space which includes projector, screen and surround sound! Two more bedrooms, 3 piece bathroom and walk-through storage area! The yard has a new composite deck with pergola, landscaped with trampoline and access onto a second backyard - the park!