



Anne French  
Your REALTOR®  
Love where you live.

403-894-9537  
anne@locknkeyrealty.ca

1592 Coalbanks Boulevard W  
Lethbridge, Alberta

MLS # A2208509

**\$529,000**



<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,562 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Lawn, Standard Shaped Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry		

**Inclusions:** Fridge, stove, dishwasher, window coverings, 2 washers, 2 dryers, A/C, U/G sprinklers, water softener, 2 sheds, gazebo, 7 TV's and 8 wall mounts

Imagine a two-story home where elegance meets comfort. The heart of this home is undoubtedly the kitchen, with its expansive island and abundant cabinets, perfect for gatherings and culinary adventures. Step outside onto the main deck and find yourself in a private oasis, enclosed by a pergola that promises serene afternoons and starlit evenings. The tranquil backyard, adorned with beautiful landscaping, invites peaceful reflection or joyous celebrations. The spacious living room, with its welcoming embrace, includes a main floor office, a sanctuary for productivity and creativity. Upstairs, three bedrooms await, including a large primary suite with a walk-in closet and a 4-piece ensuite, offering a retreat from the day's hustle. The fully developed basement boasts a large recreation room, ideal for entertainment or relaxation. This home's location is a perfect blend of convenience and leisure, being close to shopping, bars, and restaurants. The practicality of a large double attached garage, a natural gas line on the deck for grilling, A/C for those warm summer days, and underground sprinklers for easy lawn maintenance, all add to the allure. With shingles that are approximately 6 years old, this home is not just a dwelling, but a canvas for memories and a cornerstone of comfort. Please view the attached 3D walkthrough tour of this home.