

**1644 Coalbanks Boulevard W
Lethbridge, Alberta**

MLS # A2242819



\$599,900

Division:	Copperwood		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,274 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Dishwasher, Microwave Hood Fan, Washer, Dryer, Window Coverings, Garage Door Opener & Remote, Shed, Hot Tub.

If you've been searching for a bi-level home in a family-friendly neighborhood, loaded with thoughtful upgrades and no neighbors behind you, this could be the one. With a walk-out basement, heated garage, and a stunning view of Coalbanks Park right in your backyard, this home truly has it all. From the moment you step inside, you're welcomed by soaring ceilings and an abundance of natural light, thanks to skylights and bright southern exposure. The open-concept main floor is designed for both everyday living and easy entertaining. The kitchen is as functional as it is beautiful, featuring granite countertops, stainless steel appliances, and a corner pantry for extra storage. The adjoining dining and living spaces flow seamlessly together, creating a warm, inviting area to gather. Just off the dining room, step onto the back deck and take in the incredible views of the park, the perfect spot for morning coffee or dinner with friends. Back inside, the main level also offers a spacious bedroom with a walk-in closet, a 4 piece bathroom, and a laundry area for added convenience. The primary bedroom is tucked away for a sense of privacy, this large suite is the perfect place to unwind. You'll love the spa inspired ensuite, complete with a jetted tub, separate walk-in shower, and a generous walk-in closet. The space feels bright, peaceful, and thoughtfully designed for relaxation. Downstairs, the fully finished walk-out basement is filled with natural light from large windows. The cozy family room features a gas fireplace and direct access to the backyard, making it ideal for hosting guests or enjoying a movie night in. Two more bedrooms and another 4-piece bathroom round out the lower level. Stepping outside, the entertaining space continues with both covered and uncovered patio spaces plus your very own hot tub to soak in while enjoying the open skies and views of

the park behind. Step through the gate and you're instantly connected to a network of walking paths that wind through the Copperwood community, leading to the playground and multiple other parks nearby. You're even within walking distance from Coalbanks Elementary School which is just down the street. You're also conveniently close to grocery stores, restaurants, high schools, pharmacies, medical offices, and the YMCA, everything your family needs, right at your fingertips. This fully finished, move in ready home is the kind that doesn't come up often, and it won't last. Be sure to check out the virtual tour and then call your favorite REALTOR® to book your private showing today!