

**1180 Coalbrook Place W  
Lethbridge, Alberta**

**MLS # A2295440**



**\$539,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, BI microwave, Hood fan, Washer, Dryer, Blinds, Central AC, Garagedoor opener and 2 remotes,

1180 Coalbrook Place W — a like-new, two-storey home offering modern style, bright design, and a quiet cul-de-sac location with no rear neighbours. This 1,658 sq. ft. home features a bright and functional open-concept main floor with 9' ceilings. The kitchen is adorned with white shaker cabinetry, quartz countertops, spacious island, and a walk-in corner pantry. The kitchen, living, and dining rooms flow seamlessly together with large windows pouring natural light through the main floor. A convenient half bath off the front and garage entries completes the main level. Upstairs, you'll find three bedrooms and two full bathrooms, including a well-designed primary suite with a 4-piece ensuite featuring dual vanities and a walk-in shower. A versatile bonus room provides the perfect second living space, home office, or rec area, while upper-floor laundry adds everyday convenience. The unfinished basement offers excellent potential for future development, with space for a family room, fourth bedroom, and an additional full bathroom. Additional highlights include double attached garage plumbed for a heater, underground sprinklers, deck, fence, and landscaping already completed (ask your agent about comparing these costs in a new home). Call your agent today to book a private viewing.