

**906 Miners Boulevard W
Lethbridge, Alberta**

MLS # A2196762



\$645,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,978 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, No Neighbours Behind, Standard Shaped Lot, S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, 6 Burner Gas Cooktop, Built-in Microwave, Range Hood, Refrigerator/Freezer, Washer and Dryer, All window coverings including curtains, rods and blinds, Built-in oven, Ceiling Fan, Garage Door Opener, Security System (No Contract), Gemstone lights, 4 x TV Brackets, Humidifier

This home checks all the boxes, featuring a main floor office, a generously sized mudroom, a walk-through pantry, a double attached garage, a fully finished basement, and it has been meticulous kept! Not only is this home functional, but it also boasts the WOW factor of an "open-to-below" design from the second floor looking into the living room. With 20-foot ceilings, this home makes quite a statement! The modern kitchen will delight any chef, complete with a top-of-the-line appliance package. It includes a six-burner Bertazzoni gas cooktop, a stainless steel built-in hood fan, a 5 $\frac{1}{2}$ -foot side-by-side fridge/freezer unit, and a built-in oven and microwave, sell granite sink and beautiful, white quartz countertops. The main floor features a lovely open concept feel, with huge windows on the back of the home that let in so much light you might need to wear shades! This spectacular south backing view offers privacy, with no neighbors behind you, (for now) and showcases a stunning view of the mountains. There is a wood deck with aluminum railing, along with stairs leading down to a concrete pad area in the backyard. Beautiful custom glass railings from the main floor to the second floor highlight the living room space, allowing abundant light to flow through to the upstairs, creating an airy atmosphere! Upstairs, there is a bonus room at the back of the home, separated only by a pony wall from the open-to-below space. The massive windows continue into this area, making the ceilings feel higher and the space feel brighter. The main bathroom features a 6-foot tub, while two spare bedrooms are positioned between the bonus space and the primary bedroom, which is located at the front of the home and includes an ensuite with a double vanity. The shower is truly outstanding, featuring upgraded tile to the ceiling and floor, a curb-less design for a sleek look, and providing

easy access. It includes not just one showerhead but two, as well as body sprays. Custom glass doors and a shelf that extends across the back of the shower enhance its functionality. The walk-in closet in the primary bedroom is the most organized closet I have EVER seen, with functional shelving on one side and continuous hanging wire shelving on the other. The basement is fully finished and includes a spare bedroom, a spacious living room that features an area to hook up all your electronics, neatly tucked behind the stairs. There is also a beautiful laundry room with side-by-side washer and dryer, a quartz countertop above, and a nice transom window that lets in light, making it feel anything but like a basement laundry. Additional upgrades to this property include a hot water on demand system, a widened concrete pad and walkway in front, gemstone lights at the front and back of home for festive ambiance at the click of a button, and a zoned furnace for excellent climate control throughout the home. Copperwood is great with all the amenities and schools nearby. Are you ready to call this property home?