

# \$514,900 - 1144 Coalbrook Place W, Lethbridge

MLS® #A2097896

**\$514,900**

3 Bedroom, 3.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta

Welcome to your dream home in Copperwood, one of West Lethbridge's most coveted family communities. This stunning 2-storey masterpiece, crafted by Stranville Living Master Builder, the Alloway redefines modern living with its impeccable design and attention to detail. As you approach, the home's curb appeal is undeniable, and the attached 2-car garage ensures both convenience and security. Step inside, and you'll be greeted by an ultra-functional layout that seamlessly blends style and practicality. The heart of this home is undoubtedly the navy kitchen—a true showstopper. Modern and sleek, it boasts hidden appliances, including a fridge and dishwasher seamlessly integrated into the cabinetry. The kitchen also features a large walk-in pantry that leads directly to the garage, adding a touch of practicality to your daily routine. The open-concept living and dining room create a welcoming and versatile space, ideal for both casual family gatherings and entertaining friends. Natural light floods the area, enhancing the warm and inviting atmosphere throughout. Venture to the second level, where you'll discover three bedrooms, a bonus room, a laundry room, and a unique office space. The thoughtful design of this floor ensures comfort, functionality, and ample space for every member of the family. The primary bedroom is a true retreat, offering dual vanities, a walk-in shower, and even a soaking tub—a perfect oasis to unwind after a long day. While the basement remains



undeveloped, its forced walk-out design opens up exciting possibilities. Whether you envision a potential suite for extended family or guests or simply desire easy access to the backyard from the lower level, this home provides a canvas for customization. In Copperwood, you're not just buying a home; you're investing in a lifestyle. Immerse yourself in a community known for its family-friendly atmosphere, excellent schools, and proximity to amenities. Don't miss the chance to make this brand-new, Stranville Living masterpiece your forever home. this home is virtually staged

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2097896    |
| Price          | \$514,900   |
| Sold Price     | \$514,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,658       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 1144 Coalbrook Place W |
| Subdivision | Copperwood             |
| City        | Lethbridge             |
| County      | Lethbridge             |
| Province    | Alberta                |
| Postal Code | T1J 5W7                |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |

## Interior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Induction Cooktop, Microwave, Refrigerator                |
| Heating           | Forced Air                                                               |
| Cooling           | None                                                                     |
| Fireplace         | Yes                                                                      |
| # of Fireplaces   | 1                                                                        |
| Fireplaces        | Electric                                                                 |
| Has Basement      | Yes                                                                      |
| Basement          | Full, Unfinished                                                         |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | None            |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | Vinyl Siding    |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 15th, 2023 |
| Date Sold      | February 16th, 2024 |
| Days on Market | 60                  |
| Zoning         | R-M                 |
| HOA Fees       | 0.00                |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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