

# \$558,000 - 872 Coalbrook Close W, Lethbridge

MLS® #A2190362

**\$558,000**

4 Bedroom, 4.00 Bathroom, 1,668 sqft

Residential on 0.08 Acres

Copperwood, Lethbridge, Alberta

Welcome to this stunning, sprawling modern home in the highly sought-after, architecturally controlled community of Copperwood! Perfectly situated near lakes, schools, shopping, parks, and with easy access to the downtown core, this home offers the ideal blend of style, functionality, and location. Step inside the bright and open main level, where large windows and tall ceilings flood the space with natural light. The kitchen is a true focal point, featuring a walk-in pantry, an island with an eating bar, and a notched-out dining nook perfect for family meals or entertaining. From here, step out onto the large deck, the perfect spot to enjoy your morning coffee or unwind with an evening drink.

Upstairs, the thoughtful layout continues with 3 spacious bedrooms, including a luxurious Primary suite. The Primary features a walk-in closet and an en-suite bathroom with His & Her sinks and a 5-foot walk-in shower. A bonus room sits at the center of the upper level, creating a great space for family time while offering privacy by separating the Primary suite from the other two bedrooms. The convenience of upstairs laundry adds even more appeal.

The walk-out basement is a standout feature, offering a completely separate 1-bedroom suite—ideal for rental income, extended family, or guests. The suite boasts its own brand-new kitchen, private laundry, walk-out entrance, full bathroom, and spacious



bedroom, providing endless flexibility.

This home comes with the added peace of mind of a 10-Year New Home Warranty and is located in a family-friendly community with easy access to all the amenities you could need.

Whether you're looking for a stylish family home or an investment opportunity, this Copperwood gem checks all the boxes. Call your favourite REALTOR®

Built in 2021

### Essential Information

MLS® #	A2190362
Price	\$558,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,668
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	872 Coalbrook Close W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T7

### Amenities

Parking Spaces	2
Parking	Double Garage Attached

# of Garages            2

## **Interior**

Interior Features    Breakfast Bar, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances           Dishwasher, Dryer, Gas Stove, Microwave, Refrigerator, Washer

Heating                Forced Air

Cooling                None

Has Basement        Yes

Basement             Finished, Full

## **Exterior**

Exterior Features    None

Lot Description       Landscaped

Roof                    Asphalt Shingle

Construction        Vinyl Siding, Other

Foundation           Poured Concrete

## **Additional Information**

Date Listed            February 3rd, 2025

Days on Market       77

Zoning                  R-CL

## **Listing Details**

Listing Office           Grassroots Realty Group

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