

**160 Firelight Way W
Lethbridge, Alberta**

MLS # A2235571



\$509,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,371 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	City Lot, Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: All window coverings

Welcome to this lovely bi-level in the highly sought after community of Copperwood. Perfectly positioned at the start of a quiet cul-de-sac, this home is just steps from walking trails, a serene pond, schools, the university, Nicholas Sheran Park, shopping, and all the amenities the booming westside has to offer. Inside, you'll find a well designed layout with 5 bedrooms and 3 full bathrooms, making it ideal for families. The main floor features vaulted ceilings, loads of natural light, and a modern kitchen with granite counters, stainless steel appliances, and plenty of space for cooking and gathering. The lower level is fully finished with a spacious family room complete with a cozy fireplace, perfect for movie nights. Central air conditioning keeps the home comfortable year round, and the attached 2 car garage adds convenience and storage. With a fenced, landscaped yard and a move-in ready condition, including a new furnace less than a year old, this home combines function, style, and location in one perfect package.