

**172 Firelight Way W
Lethbridge, Alberta**

MLS # A2274526



\$640,000

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|------------------|--|---------------|-------------------|
| Division: | Copperwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,051 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Driveway, Triple Garage Attached | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Yard, City Lot, Landscaped, See Remarks, Underground Sprinklers | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island, Open Floorplan, Pantry, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar | | |

Inclusions: Refrigerator, Dishwasher, Stove, OTR Microwave, Mini Fridge, Electric Fireplace AS IS, Washer & Dryer, 2x TV Mounts, Central A/C, U/G Sprinkler System, All Window Coverings, Refrigerator in Garage, Garburator, Shed

Welcome to the perfect family home in a prime location, directly facing Firelight Park! This beautifully designed 5-bedroom, 3.5-bathroom property offers the space, comfort, and high-end finishes you've been searching for. Close to schools, the YMCA, and shopping, this home combines convenience with a peaceful setting. The main floor features rich hardwood flooring, a cozy gas fireplace, and a bright, open layout ideal for both everyday living and entertaining. The kitchen is a chef's delight with granite countertops and recently upgraded appliances, including an induction range (2025), microwave (2024), fridge (2024), and dishwasher (2023). Just outside, a convenient gas line for your BBQ makes outdoor cooking effortless. Upstairs, you'll find a generous bonus room perfect for movie nights or a kids' play zone, along with laundry located right where you need it. The luxurious primary retreat offers a 5-piece ensuite and a relaxing electric fireplace. Two additional bedrooms and a full 4-piece bathroom complete the upper level. The lower level adds even more living space with two bedrooms, another living room, a storage room, and a full bathroom — ideal for guests, teens, or a home gym setup. Outside, enjoy beautifully maintained landscaping with underground sprinklers in both the front and back yards, plus the convenience and security of a triple car garage. Stay comfortable year-round with central A/C, and enjoy the great outdoors right across the street in Firelight Park. This home truly has it all — location, high-end finishes, layout, and thoughtful features throughout. Don't miss your opportunity to make it your own!