

**172 Firelight Way W  
Lethbridge, Alberta**

**MLS # A2274526**

**\$640,000**



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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!