

**140 Blackwolf Way N
Lethbridge, Alberta**

MLS # A2297688



\$650,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Blackwolf 1 | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,361 sq.ft. | Age: | 2012 (14 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped | | |

| | | | |
|--------------------|-----------------------------------------------------------------------------------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Central Vacuum, Jetted Tub, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) | | |

Inclusions: fridge, stove dishwasher, hood fan, washer, dryer

Welcome to this beautifully appointed home in the sought-after community of Blackwolf, perfectly situated backing onto a picturesque lake and park, and just steps from Legacy Regional Park. A spacious foyer welcomes you inside and leads to the bright, open-concept main floor. The stunning kitchen is designed for both everyday living and entertaining, featuring granite countertops, stainless steel appliances, and a built-in pantry wall. The kitchen flows seamlessly into the dining area and spacious living room, where a gas fireplace creates a warm and inviting atmosphere. Large windows showcase the beautiful views of the green space and lake behind the home. Also on the main floor are a bedroom, full bathroom, and convenient laundry room. Upstairs, the impressive primary suite offers a vaulted ceiling, walk-in closet, and a spa-inspired ensuite complete with a jetted tub, custom shower, dual vanities, and a private water closet. The fully developed walk-out basement provides even more living space with a large family room, two additional bedrooms, a full bathroom, and ample storage. This is a rare opportunity to enjoy a comfortable family living in an exceptional location with incredible views and access to some of the city's best outdoor amenities.