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**230 Firelight Crescent W
Lethbridge, Alberta**

MLS # A2312091



\$618,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,212 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.12 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, High Ceilings, No Smoking Home		

Inclusions: Hood fan, 2 bar fridges, all rods and window coverings, central vacuum system and attachments, 2 ceiling fans, central air conditioning, hot tub, underground sprinklers and controls, garage door opener and 2 remotes, garage workbench, pergola screen and heater, storage shed.

This is the spectacular Copperwood home that you have been waiting for!!! With more than 2200 square feet of extensively updated living space on the top 2 floors and a beautifully finished basement, this one is tough to beat! Features include a bright, sun-filled floor plan with 9 foot ceilings on the main floor, an oversized kitchen and dining space with endless cabinets and granite counter tops, an open designed living room with hardwood floors and a beautiful gas fireplace, 3 plus 1 bedrooms, 3 and a half bathrooms, an oversized bonus room above the garage, a primary suite that features a private sitting area, a spacious double-vanity ensuite, second floor laundry in addition to laundry hookups in the main floor mud room, a top quality finished basement with an office space, games room - family room, an additional bedroom and 4 piece bathroom, 7 appliances included, high efficiency Lennox furnace, and an oversized double garage. Recent upgrades include a new air conditioner, a new stove, a new washer and dryer, a new kitchen tap, all new double pane window inserts on the main floor and second floor, and a new hot water tank. The pie shaped lot has been beautifully maintained with mature landscaping, a private deck with a pergola that features a heater and built in sun shade, an additional sunken patio with a built in fire pit, an included hot tub, underground sprinklers front and back, and a paved back lane for easy access. The ultra-quiet crescent location is just steps away from lakes, playgrounds, walking and biking paths, schools, shopping, multiple restaurants and all other amenities. This home has been meticulously maintained and upgraded... there is nothing left to do but to move in... your new home awaits!!!