

**679 Keystone Chase W
Lethbridge, Alberta**

MLS # A2312743



\$549,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,828 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	4
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Sump Pump(s), Wet Bar		
Inclusions:	N/A		

Welcome to a home that truly offers the best of family living, entertaining, and convenience in the highly desirable Copperwood neighbourhood. With over 2,500 square feet of developed living space, 4 bedrooms, 4 full bathrooms, and a thoughtfully designed floor plan, this home provides the space and flexibility today's families are looking for. Perfectly situated in one of West Lethbridge's most sought-after communities, you'll love being just down the street from Coalbanks Elementary School and directly across from the YMCA, ATB Centre, and the future LDS Temple. Grocery shopping, pharmacies, restaurants, coffee shops, parks, playgrounds, and everyday amenities are all just minutes away, making this an exceptional location for busy families. Inside, you'll find a standout main-floor office that serves as the home's fourth bedroom and a rare, highly functional guest suite. Complete with a closet, beautiful built-in queen-size Murphy bed, matching shelving, and an L-shaped desk with hutch, this versatile space is perfect for working from home during the day and comfortably hosting family and friends when needed. The bright, open-concept main floor is ideal for everyday living and entertaining, featuring updated pot lighting, a Nest smart thermostat, and a well-appointed kitchen with a brand-new refrigerator, new dishwasher, large new microwave, and walk-in pantry. Upstairs, you'll find three spacious bedrooms, including a welcoming primary retreat complete with a walk-in closet and a well-appointed ensuite featuring double sinks and abundant cabinet storage. The convenience of an upper-level laundry room means no hauling baskets up and down stairs, keeping everyday family life efficient and organized. The true showstopper, however, is the professionally finished basement

completed in 2022. Designed to impress, this incredible space feels like your own private theatre and entertainment retreat. Gather friends for the big game, host unforgettable movie nights, or simply relax with family in front of the fireplace. Highlights include a stunning wall of custom cabinetry, granite countertops, a wet bar with sink and bar fridge, an electric fireplace, and a power drop-down projector screen with remote. The laser projector and Bluetooth home theatre system are available for purchase, allowing the next owner to enjoy a turn-key cinema experience at home. Whether you're enjoying a family movie night in your private theatre, hosting guests in the flexible main-floor guest suite, working from home in a dedicated office, or taking advantage of the unbeatable location near schools, recreation, shopping, and dining, this home offers the perfect combination of comfort, convenience, and lifestyle. Opportunities like this don't come along often.