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**27 Kodiak Boulevard N
Lethbridge, Alberta**

MLS # A2313079



\$575,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,724 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Hoodfan, Washer, Dryer, Central Vac and attachments, underground sprinklers, central a/c, All Window Coverings, Woodpile, Garage Door Openers, Garage Heater, Metal Shelving on right side, freezer in garage (optional), tv wall mounts

Welcome to 27 Kodiak Boulevard N — a beautifully custom family home offering over 1,700 sq. ft. above grade and three fully developed levels of living space backing on to a quiet park. This spacious home sits on an oversized lot in the sought-after Uplands subdivision of North Lethbridge. No neighbours to the rear and Legacy Park just off to the side, this spacious 5-bedroom, 3-bathroom home is designed for comfortable family living and effortless entertaining. The bright country-style kitchen features a large island, extra built-in cabinetry, and even a second pantry, while the open-concept layout flows seamlessly to the huge covered deck overlooking the landscaped backyard with underground sprinklers. The private primary retreat offers a massive walk-in closet and a luxurious ensuite complete with a jetted tub providing a sanctuary from the other 2 bedrooms on the main floor. Downstairs offers more open spaces with large windows and lots of storage. Two additional bedrooms and another full bathroom, are just off the family room and to cap it off, there is an extra large laundry room with counters and sink. But wait, there's still more to come see; granite countertops, central air conditioning, covered deck, built-in vacuum system, abundant storage, and a 24' x 24' heated and insulated double garage, hardwood floors, and a vibrant raspberry bush. It's got everything you will want and the location you will love - parks, shopping, bus routes, and easy access to all other amenities. This home offers the perfect combination of space, comfort, and location for today's growing family.