

**134 Greywolf Road N  
Lethbridge, Alberta**

**MLS # A2314749**



**\$719,000**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,086 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Street Lighting, Underground		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
<b>Inclusions:</b>	Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Gas Stove, Washer and Dryer, Window coverings including curtains, rods, and blinds, Central Vac/Attachments, Heater in Garage, Underground Sprinklers, Garage Door Opener, 2 baby gates, 4 tv wall mount brackets		

Welcome to this beautifully finished Walkout two storey home backing directly onto green space in sought-after Blackwolf! With incredible natural light pouring through the home and peaceful views out the back, this property offers the perfect combination of function, style, and lifestyle. The bright open-concept main floor was designed for both everyday living and entertaining, featuring large windows, spacious living areas, gas fireplace tones of counter space for cooking in the kitchen large walkthrough pantry. Upper deck with probably glass wall overlooking the green space. The walkout basement creates an airy lower level with even more sunlight and direct access to the backyard. One of the standout features of this home is the absolutely stunning primary retreat. The massive ensuite feels like a private spa with an abundance of vanity space, double sinks, a custom glass shower, and a large soaker tub perfectly positioned to take in views toward the pond through the oversized window. The natural light in this space is incredible, creating a bright and relaxing atmosphere you'll truly love coming home to. The spacious walk-in closet with beautiful barn door completes the retreat perfectly. Outside, you'll love the thoughtfully landscaped yard complete with a huge concrete block patio area, raised flower beds, and plenty of room to relax, entertain, or enjoy the peaceful setting backing the green space. Whether it's morning coffee on the deck or evenings spent hosting friends and family, this backyard was designed to be enjoyed. With 4 bedrooms, 4 bathrooms, multiple living spaces, and a practical family-friendly layout, there's room for everyone here. And for the garage lovers — the triple attached heated garage provides exceptional space for vehicles, and storage. Located close to parks, walking paths, schools, and

amenities, this exceptional walkout home combines luxury, functionality, and an unbeatable location with views!