



Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@locknkeyrealty.ca

874 Greywolf Run N Lethbridge, Alberta

MLS # A2319439



\$589,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,661 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, No Neighbours Behind, Paved, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator as is, 2 x Washer/Dryer(s), Window coverings including curtains, rods, and blinds, Ceiling Fan, Garage Door Opener, 2 x Electric Fireplace(s), Security Camera and Doorbell, Shed, Sectional upstairs

Welcome to this beautifully maintained and fully developed two-storey home in the sought-after community of Greywolf, where modern finishes and rustic charm come together to create a truly inviting space. From the moment you walk through the door, you'll appreciate the thoughtful design, featuring quartz countertops, a corner pantry, custom floating wood shelves in the dining nook, elegant glass railings, and stunning wood feature walls that add warmth and character throughout the home. The bright and functional main floor is perfect for both everyday living and entertaining, while upstairs you'll find three spacious bedrooms, including a primary retreat with a walk-in closet with barn door and ensuite, a versatile bonus room with upper balcony, and convenient stacked laundry. The fully developed basement offers even more flexibility with two additional rooms that can serve as bedrooms, a home office, gym, hobby space, or additional family room, along with a second laundry area. Step outside and prepare to be impressed by one of the property's most outstanding features—the incredible backyard. Backing directly onto open green space with no neighbours behind, you'll enjoy breathtaking prairie views and a sense of openness that is rarely found within city limits. The expansive multi-tiered deck creates the ultimate outdoor living experience, offering multiple spaces to gather, entertain, dine, or simply relax. The beautiful pergola serves as a stunning focal point and provides the perfect setting for summer BBQs, evening cocktails, morning coffee, or quiet evenings watching the sunset stretch across the horizon. With miles of unobstructed views, you'll love the privacy, tranquility, and natural beauty this location provides. The backyard is also ready for your future hot tub, with wiring and a dedicated breaker already

installed. Combined with air conditioning, a double attached garage, and a location close to parks, playgrounds, schools, and walking paths, this exceptional Greywolf home offers the perfect balance of style, comfort, functionality, and outdoor living.