

**287 Firelight Crescent W
Lethbridge, Alberta**

MLS # A2319706



\$625,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,057 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Storage		

Inclusions: Hot Tub, Solar Panels x13, Gemstone Lighting, Blinds, u/g sprinklers (front & back), Garage Heater

This amazing Copperwood home has it all! Located on a corner lot, this custom-built family home offers 5 bedrooms, 3.5 bathrooms, solar panels, Gemstone lighting, a hot tub, heated double garage, and plenty of space for everyone. Turn-key and move-in ready, this home allows you to simply unpack and start enjoying everything it has to offer. The main floor features a spacious open-concept layout with a bright living room, generous dining area, and kitchen complete with custom cabinetry, under-cabinet lighting, a large island, stainless steel appliances, and newer vinyl plank flooring. Designed with family living in mind, there is plenty of room to gather, entertain, and enjoy everyday life. Main floor laundry adds everyday convenience. Upstairs, you'll find a bonus family room with a custom entertainment unit, plus a separate office or craft room. A few steps up is the primary bedroom with ensuite and walk-in closet, along with two additional bedrooms and a full bathroom. The basement offers even more flexibility with 2 bedrooms, a den, cold storage, and additional living space. This home also features a tankless hot water system, roof shingles that are approximately 10 years old, 3 temperature zones for comfort throughout the home, central A/C, and underground sprinklers. Outside, enjoy the beautifully landscaped and fenced yard, a gas line for your BBQ, a spacious deck, hot tub, permanent Gemstone lighting, and underground sprinklers that help keep the yard looking its best. Located in family-friendly Copperwood, close to parks, schools, walking paths, and amenities, this property offers the space, features, and flexibility today's families are looking for. Everything has been done—now it's time to enjoy the lifestyle.