

140 Blackwolf Way N
Lethbridge, Alberta

MLS # A2346232



\$599,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,433 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: fridge, stove, washer, dryer

Welcome to this exceptional home in the highly desirable community of Blackwolf, perfectly positioned backing onto a beautiful lake, green space, and park, with Legacy Regional Park just steps away. Offering stunning views and an outstanding location, this property combines comfort, style, and functionality. A spacious front foyer welcomes you into the bright, open-concept main floor, designed with both everyday living and entertaining in mind. The well-appointed kitchen features granite countertops, stainless steel appliances, and a custom built-in pantry wall, flowing seamlessly into the dining area and inviting living room. Large windows fill the space with natural light while showcasing the picturesque scenery beyond. A cozy gas fireplace adds warmth and charm to the main living area. Completing the main floor are a bedroom, full bathroom, and convenient laundry room. Upstairs, the impressive primary retreat offers a vaulted ceiling, walk-in closet, and a luxurious ensuite featuring dual vanities, a jetted tub, custom tile shower, and private water closet. The fully developed walk-out basement expands the living space with a large family room, two additional bedrooms, a full bathroom, and plenty of storage. Rarely do homes with this combination of location, views, and thoughtful design become available. Enjoy peaceful lakeside living, direct access to parks and walking paths, and all the amenities that make Blackwolf one of the city's most sought-after neighborhoods.