

**1284 Keystone Road W
Lethbridge, Alberta**

MLS # A2347357



\$525,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,814 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Lawn		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Fridge, gas cooktop, built in oven and microwave, hood fan, blinds, curtain rods, garage door opener + remote, garage heater, 2 TV wall mounts, central vacuum + attachments, garburator, central air conditioner

This Copperwood 2 storey is a perfect example of what a cozy family home looks like only a few short blocks from parks and amenities! There's a double attached garage, which opens to your front entry - enjoying access to the half bathroom/main floor laundry room. The entertaining space boasts a gas fireplace, huge quartz island, 6 burner gas cooktop, walk-in pantry and bright living space that opens onto the back deck. Upstairs has a bonus living room - great for a playroom, TV room or flex space! There's 3 bedrooms upstairs, a 4 piece bathroom and 5 piece ensuite that includes a soaker tub. The basement is unfinished and waiting for your personal touches! There's a west-facing yard that has gravel area all ready for a play set, fire pit area or even trampoline!