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Your REALTOR®
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477 Moonlight Way W
Lethbridge, Alberta

MLS # A2353333

$579,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Front Drive, Gara		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, S		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Closet Organizers, Double Vanity		

Inclusions: Fridge, gas stove, BI oven, range hood, BI microwave, dishwasher, washer/dryer, window hardware/coverings, garage door opener + 1 remote, central AC, all season wifi trim lights, front/back wifi sprinklers/plant lines, reverse osmosis on the counter & ice in the fridge, led light strips in the basement

What a beautifully designed family home offering generous living spaces, thoughtful upgrades, and room for everyone to enjoy - with just under 2250sqft of TOTAL LIVING SPACE! The main floor features a spacious living room that flows seamlessly into the bright, open-concept kitchen and dining area. Designed for both everyday living and entertaining, the kitchen boasts quartz countertops and high-end appliances, including a gas cooktop, wall oven, built-in microwave, dishwasher, stainless steel hood fan, and an impressive oversized fridge and freezer. A large entryway, convenient main floor laundry, half bath, and direct access to the attached double garage complete this level. Upstairs, you’ll find three generously sized bedrooms, two full bathrooms, including a private ensuite, and a spacious bonus room perfect for family movie nights, a playroom, ANOTHER BEDROOM, or a relaxing retreat. The fully finished basement is ready for entertaining, featuring a wet bar and built-in surround sound speakers that create the perfect home theatre experience. Recent fresh paint adds a refreshed feel throughout, while the outdoor space is just as impressive. Step outside to the huge deck overlooking the fully landscaped yard, ideal for summer barbecues, hosting friends, and enjoying time with family. An underground sprinkler and drip irrigation system help keep the lawn and plants looking their best, while permanent exterior lighting adds year-round curb appeal. Additional features include reverse osmosis water filtration for added convenience. With spacious living areas, quality features, and fantastic indoor and outdoor spaces, 477 Moonlight Way is ready to welcome you home!

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