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386 Moonlight Way W
Lethbridge, Alberta

MLS # A2354056

$569,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	**Age:**	2014 (12 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Breakfast Bar, Ceiling Fan(s), Quartz Counters		

Inclusions: Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, All Blind and Rods, cupboards in basement spare room, garage Work bench, cupboards, Shelves and garage heater,

386 Moonlight Way W. | Exceptional Upgrades, Thoughtful Design & Solar Savings! Welcome to a home where quality, comfort, and thoughtful upgrades come together beautifully! Offering over 1,600 sq. ft. of above-grade living space, a fully developed basement, and an impressive collection of premium features, this exceptional two-storey home delivers the space, functionality, and lifestyle today’s buyers are looking for. Adding even more value, the premium solar system, valued at over $25,000, is included in the asking price! From the moment you step inside, the pride of ownership is evident. The bright, open-concept main floor creates a welcoming atmosphere, with a beautifully appointed kitchen that seamlessly connects to the living and dining areas. Additional cabinetry in the dining space provides practical storage while enhancing the home’s custom feel. Whether you’re hosting friends, enjoying family dinners, or relaxing at home, this thoughtfully designed layout makes everyday living effortless. Upstairs, convenience meets comfort with a dedicated laundry room and three spacious bedrooms. The primary bedroom offers a private retreat, complete with a walk-in closet and a well-appointed four-piece ensuite. Two additional bedrooms and a second four-piece bathroom provide plenty of room for family members, guests, or a home office. The fully developed basement extends your living space even further, offering an inviting recreation area perfect for movie nights, watching the big game, or gathering with family and friends. An additional bedroom and full four-piece bathroom make this level ideal for overnight guests, teenagers, or those looking for extra flexibility. Step outside and discover even more to love! The beautifully landscaped backyard features a spacious, low-maintenance deck finished with premium

composite decking, underground sprinklers, and a powered 10’ x 10’ shed. It’s an ideal setting for summer barbecues, outdoor entertaining, or simply enjoying a quiet evening at home. The extensive list of upgrades and features continues with a premium solar system, permanent Gemstone exterior lighting, central vacuum, a heated attached garage, and a 200-amp electrical panel. A charming front-yard fountain adds an extra touch of character and curb appeal, completing a property where the details have clearly been thoughtfully considered. Location is another standout feature. Situated in a desirable West Lethbridge neighbourhood, this home is conveniently located near the Cor Van Raay YMCA, Cavendish Leisure Centre, shopping, restaurants, schools, parks, the new temple and everyday amenities. Enjoy the convenience of having recreation, services, and family-friendly amenities just minutes away. With its spacious layout, fully developed living space, impressive upgrades, inviting outdoor areas, and solar system included, 386 Moonlight Way W. offers a wonderful opportunity to enjoy a home where so much has already been done for you.

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