

**523 Firelight Place W
Lethbridge, Alberta**

MLS # A2167025



\$629,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,247 sq.ft.	Age:	2015 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, microwave, washer/dryer, blinds, central vacuum.

PRICE IMPROVEMENT! STILL AVAILABLE! Welcome to this stunning 2 storey home in the heart of Copperwood, boasting 2, 247 square feet above ground, and over 3,000 square feet of fully developed living space! This home features a large double attached garage, low maintenance landscaping, 4 bedrooms and 3.5 bathrooms, and an open concept with modern finishes throughout. The master bedroom boasts a 5 piece ensuite with a walk-out balcony, and the basement hosts a cozy, dedicated theatre room. This property has seen tremendous pride of ownership. Some key features include a large Trex deck with aluminum railing, a gas fireplace on the main floor, and granite throughout the kitchens and 3 of the 4 bathrooms. Copperwood is an increasingly popular and developed community, perfect for families. It is close to shopping, the impressive YMCA facility, and restaurants and schools. The community also features an extensive network of walking trails, parks, and picturesque lakes. Call your favorite REALTOR® to book a showing!