

## 94 Blackwolf Bay N Lethbridge, Alberta

MLS # A2169867



# \$585,000

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,827 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Lawn, No Neighbours Behind, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Skylight(s), Wet Bar		

**Inclusions:** Fridge, dishwasher, gas range, wall oven, wall microwave, blinds, water softener, central air conditioner, bar fridge, garage door opener + remote

A complete family home in the Blackwolf community! This fully finished 2 storey is nothing short of spectacular - there's no rear neighbors, you face Wolfrun Park. Your morning views of this park from the primary bedroom is absolutely stunning! AND you're a mere block away from Legacy Regional Park which has pickle ball courts, splash park, playground and beautiful walking paths! The welcoming and thoughtful floor plan greets you with an open concept main floor with a focus on entertaining! Spacious kitchen with large island, privacy to your mudroom and plentiful natural light with west-facing rear windows. A cozy gas fireplace in the living room and convenient 2 piece bathroom round out the main floor. Heading upstairs there's a skylight above the stairs to bring even more natural light to the home! There's a bonus family room up that separates the primary from the 2 bedrooms, 4 piece bathroom and with a designated laundry room on this floor, laundry day just became much easier! The primary has a large walk-in closet, 5 piece ensuite and enjoys amazing views of Wolfrun Park. The basement was custom finished with a wet bar, family room centered around your second fireplace (electric), enjoys a 3 piece bathroom, 4th bedroom that is ideal for guests and storage space! The backyard is thoughtfully finished for both kids and adults; there's a patio, gravel area for a trampoline/playset, turf area and still some grass! Quite simply, this is as turn-key as they come! Still even smells like a new home!