

**68 Greywolf Road N  
Lethbridge, Alberta**

**MLS # A2175767**



**\$689,000**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar		

**Inclusions:** Upright Freezer, Dining Table & 6x Chairs, 1x Wall Mounted TV in the exercise room, 3-D Glasses, Large Wall Clock (Bar), Garage Cabinetry & Lower Wheeled Cabinetry, Espresso Machine & Fridge, Wall Oven, Microwave, Gas Cooktop, Dishwasher, Garburator, Washer & Dryer, Air Conditioner, Wine/beverage Fridge, Ice-Maker, Exterior LED Lighting, Humidifier, Wired for EV, Central Vacuum With All Attachments.

This former Stars Lottery home, offering over 3,000 square feet of thoughtfully designed living space, captures the essence of modern design with every detail crafted for balance and function. At the heart of the home, the kitchen stands as a true masterpiece, featuring smoky blue cabinetry that complements clean, grey stone countertops and a custom elm island that is both stunning and practical. Vaulted ceilings and expansive skylights fill the space with natural light, accentuating panoramic views of Wolfrun Park. The primary suite offers a blend of style and utility, complete with a custom espresso bar, twin stone-topped vanities, a freestanding soaker tub, a spacious walk-in shower, and a well-organized closet. The fully developed lower level expands the home's living space, inviting natural light through large sliding glass doors that create a seamless indoor-outdoor flow. This level is designed with gatherings in mind, featuring custom cabinetry, a second gas fireplace, and an entertainment center with integrated surround sound. A custom wet bar, outfitted with a sink, ice machine, and wine fridge, serves as the social hub, while two additional spacious bedrooms with walk-in closets and a stylish 4-piece bathroom complete this level. Outdoors, the landscaped and fully fenced backyard aligns beautifully with the surrounding nature. Whether relaxing on the covered lower patio or the wrap-around upper deck, take in unobstructed views of Wolfrun Park—perfect for hosting or simply enjoying the park's tranquil beauty.