



**351 Blackwolf Boulevard N
Lethbridge, Alberta**

MLS # A2262524



\$594,900

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|------------------|------------------------|---------------|------------------|
| Division: | Blackwolf 2 | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,753 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete | Zoning: | RM |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Pantry, Walk-In Closet(s) | | |

Inclusions: Front Landscaping, Partially Fenced

The Mira: A Luxurious Retreat Right across the street from Legacy Park, only so many of these lots, get in before they are all gone. Boasting 3 bedrooms, 2.5 baths, and encompassing 1753 square feet of meticulously designed living space, this residence is an exquisite blend of modern aesthetics and thoughtful upgrades. Step into a realm of refined living where every detail has been carefully curated to create an ambiance that's both inviting and chic. The main level welcomes you with an open-concept layout that seamlessly connects the living, dining, and kitchen areas. The upgraded electric fireplace surround serves as the centerpiece, radiating warmth and sophistication. The gourmet kitchen is a masterpiece, featuring modern stainless steel appliances, including a gas range, perfect for culinary enthusiasts. The mudroom off the rear attached garage is great place to bring in those groceries. Upstairs unwind in the large bonus room, a versatile space that can cater to your desires, whether it's a cozy reading nook, a playroom, or a home office. The 4-piece ensuite bathroom with large walk in shower and dual sinks continue the theme of opulence. Convenience of laundry is also located upstairs. Outside, enjoy the great view off your large wrap around verandah. Located just steps away from Legacy Park. The Mira boasts a prime location that effortlessly connects you to green spaces and the soothing embrace of nature. With a rear attached garage, this home blends functionality and style seamlessly. Embrace a life of distinction and comfort – schedule a private tour of The Mira today. This residence is not just a home; it's an embodiment of your aspirations. Contact us to embark on this remarkable journey. Home is virtually staged. Includes New Home Warranty. **FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE**

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