



**140 Blackwolf Way N  
Lethbridge, Alberta**

**MLS # A2297688**



**\$650,000**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,361 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Jetted Tub, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** fridge, stove dishwasher, hood fan, washer, dryer

Welcome to this beautifully appointed home in the sought-after community of Blackwolf, perfectly situated backing onto a picturesque lake and park, and just steps from Legacy Regional Park. A spacious foyer welcomes you inside and leads to the bright, open-concept main floor. The stunning kitchen is designed for both everyday living and entertaining, featuring granite countertops, stainless steel appliances, and a built-in pantry wall. The kitchen flows seamlessly into the dining area and spacious living room, where a gas fireplace creates a warm and inviting atmosphere. Large windows showcase the beautiful views of the green space and lake behind the home. Also on the main floor are a bedroom, full bathroom, and convenient laundry room. Upstairs, the impressive primary suite offers a vaulted ceiling, walk-in closet, and a spa-inspired ensuite complete with a jetted tub, custom shower, dual vanities, and a private water closet. The fully developed walk-out basement provides even more living space with a large family room, two additional bedrooms, a full bathroom, and ample storage. This is a rare opportunity to enjoy a comfortable family living in an exceptional location with incredible views and access to some of the city's best outdoor amenities.