



GRASSROOTS
REALTY GROUP

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**132 Firelight Way W
Lethbridge, Alberta**

MLS # A2309544



\$639,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,165 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No B		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, HOOD FAN, MICROWAVE, WASHER, DRYER, CENTRAL A/C UNIT, GARAGE DOOR OPENER & CONTROL(S) SHELVING IN GARAGE, ALL WINDOW COVERINGS, SHOE CABINET IN FRONT ENTRY

Excellent location for this 5 bedroom + OFFICE family home backing onto Firelight Pond! This floorplan is highly popular for many reasons which include 4 GOOD SIZED bedrooms on the top floor PLUS a BONUS ROOM and a fantastic 4 PIECE ENSUITE (vanity with sink, makeup counter, step in shower and jetted tub) and WALK-IN CLOSET in the primary retreat. It just keeps going with a MAIN FLOOR OFFICE just off the front door plus MAIN FLOOR LAUNDRY with access to the garage (with a second front closet for all the things you want out of sight) an open concept kitchen/living/dining with gorgeous views of the water from all rooms. Downstairs you will find a generous family room, another bedroom and another full bath with a step in shower featuring floor to ceiling tile. Central air, main floor fireplace, central vac with kick sweep... they are all here too! As an added bonus, you will benefit from the fully paid for SOLAR SYSTEM allowing you to take advantage of lower electricity bills and credits with the carbon offset program. This home has everything you need in a location you will love. Call your REALTOR today and book your private viewing! **Some photos have been virtually staged with furniture to showcase the possibilities of this home.