



**GRASSROOTS**  
REALTY GROUP

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**343 Blackwolf Boulevard N  
Lethbridge, Alberta**

**MLS # A2310195**



**\$899,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	2,126 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** None

Welcome to this stunning Stranville Living showhome in Blackwolf, perfectly positioned facing Legacy Park &mdash; one of Lethbridge&rsquo;s best outdoor spaces with walking and biking paths, pickleball courts, basketball courts, a skate park, and a spray park for the summer months. Loaded with upgrades and full of showhome-level details, this home has the kind of layout and finish package that feels impressive the second you walk in. The main living area features vaulted ceilings, warm wood-accented ceiling details, and exposed beams that give the home a cozy, elevated, almost chalet-inspired feel. The kitchen is a standout with quartz countertops, built-in appliances, a panelled fridge, panelled dishwasher, built-in oven and microwave, and a beautiful stone hood fan feature that gives the space a true custom look. The living room is filled with natural light thanks to the chalet-style windows, while the dining room opens directly onto the deck and landscaped backyard. Also on the main level is a bright office with interior windows that help light flow through the space, along with an additional bedroom and a 4-piece bathroom. Upstairs, the primary retreat gets a level all to itself &mdash; and it feels every bit as special as it should. With exposed beams, warm wood ceiling detail, a statement chandelier, and sliding glass doors that open to views of Legacy Park, this room brings a little drama in the best possible way. The ensuite features dual vanities with custom hanging mirrors, a tiled glass shower, a standalone soaker tub, and a walk-in closet. The fully developed basement adds even more functional living space with 3 additional bedrooms, a spacious living room, a 4-piece bathroom, and a full laundry room. And because a showhome should check the practical boxes too, this one also features a widened 26-foot garage. Stylish, upgraded, functional, and

facing one of the best parks in the city &mdash; this Blackwolf showhome is an easy one to love.