



GRASSROOTS
REALTY GROUP

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**386 Moonlight Way W
Lethbridge, Alberta**

MLS # A2326925



\$593,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,612 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, See Remarks		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile, Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Pantry, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CL
Utilities:	-

Inclusions: Basement cupboards on north wall, Work bench, Garage cupboards, Garage Shelves

Every detail of this exceptional two-storey home has been thoughtfully enhanced, creating a property that perfectly balances style, comfort, and functionality. Offering over 1,600 square feet of beautifully finished living space above grade, it's immediately evident that the current owners have invested significant time, care, and attention into elevating every aspect of the home. With its impressive list of upgrades and meticulous attention to detail, this home truly stands out from the rest. The main floor showcases a beautifully appointed kitchen designed to be both elegant and practical, flowing seamlessly into the bright, open-concept living and dining areas. The dining space has been enhanced with additional cabinetry, providing valuable storage while adding a custom touch that complements the home's sophisticated design. Whether you're entertaining guests or enjoying everyday family life, this layout delivers the perfect blend of warmth and functionality. Upstairs, you'll find an incredible laundry room that adds everyday convenience, along with a spacious primary retreat featuring a walk-in closet and a beautifully appointed 4-piece ensuite. Two additional generously sized bedrooms and another 4-piece bathroom complete the upper level, providing plenty of space for a growing family. The fully developed basement offers the perfect place to gather, whether you're cheering on your favourite team during the big game or enjoying a cozy movie night with loved ones. An additional bedroom and another full 4-piece bathroom make this level ideal for guests, teenagers, or extended family. The impressive list of upgrades continues outside with a spacious, maintenance-free deck finished with premium composite decking, creating the perfect space to relax or entertain for years to come. The beautifully landscaped backyard also features underground sprinklers and a

powered 10' x 10' shed. Premium features such as permanent Gemstone exterior lighting, a solar system for added efficiency, central vacuum, a heated attached garage, a 200-amp electrical panel, and a beautiful front-yard fountain further showcase the exceptional care and investment that have gone into this home. Ideally located in one of West Lethbridge's most desirable neighbourhoods, you'll enjoy being just minutes from the Cor Van Raay YMCA, Cavendish Leisure Centre, shopping, restaurants, parks, schools, and countless everyday amenities. Homes offering this level of quality, thoughtful upgrades, and undeniable pride of ownership rarely become available. Don't miss your opportunity to own a home that truly stands apart. Contact your REALTOR® today to book your private showing of 386 Moonlight Way W.