



GRASSROOTS
REALTY GROUP

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**535 Keystone Chase W
Lethbridge, Alberta**

MLS # A2327448



\$494,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,382 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Dishwasher, Microwave, Oven, Curtains & Rods, Playset

Welcome to this beautiful family home in the highly desirable Copperwood community. Perfectly situated directly across from the ATB Centre and just minutes from the west side shopping district, this location also offers a quick and convenient commute to downtown and the university. This well maintained home features 3 spacious bedrooms and 2.5 bathrooms. The bright, modern kitchen is designed for both everyday living and entertaining, complete with a large island, granite sink, premium appliances, and a gas cooktop. The main floor offers 9 foot ceilings, convenient main floor laundry, and a 2 piece powder room. An attached double garage provides plenty of parking and storage. The unfinished basement offers excellent potential to customize the space with an additional bedroom, family room, and bathroom. Additional features include central air conditioning for year round comfort. Outside, you'll find a spacious, fully fenced backyard that's perfect for kids, pets, and outdoor entertaining. This is a fantastic opportunity to own a move in ready family home in one of the most convenient and sought after locations.