



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**180 Firelight Way W
Lethbridge, Alberta**

MLS # A2328203



\$609,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,944 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Ov		
Lot Size:	0.12 Acre		
Lot Feat:	Underground Sprinklers, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Refrigerator, Gas Cooktop, Oven, Microwave, Washer, Dryer, BBQ, Window Coverings, Garage Door Opener & Remote(s)		

Featuring over 1900 square feet of thoughtfully designed living space, this 5 bedroom home is sure to impress. Welcoming you inside is a spacious entryway with 9 foot ceilings and tile floors that extend throughout this level. There's even a built in desk area to allow it to double as an office space or homework station. The kitchen is an entertainers dream and features plenty of cabinet space, a large pantry, built in appliances, and one of the largest islands you've ever seen. The living space is large, open, and bright, with south facing windows for natural light and a floor to ceiling tile fireplace for you to enjoy while sitting with a good book. This level also features a full bathroom conveniently located off the entrance. Upstairs you'll find 3 spacious bedrooms, including the primary suite which features a large double vanity, an oversized soaker tub, and shower with dual showerheads. You'll also enjoy the large walk in closet and the convenience of having a laundry room just steps away. The next two bedrooms are both spacious, with one having its own walk in closet, while the other offers views of Firelight Park directly across the street. Downstairs, you'll find a bright family room with 9 foot ceilings, custom built in shelving, and surround sound speakers for movie nights. There are two additional bedrooms on this level, and a bathroom with a beautiful tile shower. Stepping outside you'll love the beautifully landscaped yard with its spacious two tiered deck and access to the oversized heated garage. This location is exceptional. This home is situated directly across the street from Firelight Park and pond, only half a block from Miners Landing Park and pond, as well as an extensive pathway network that connects through the nearby Coalbanks Park and playground. Schools, restaurants, a grocery store, and the Cavendish Centre, and more are all nearby, while quick access out of

Copperwood makes getting to work a breeze. Homes like this don't come along often. Make sure to check out the virtual tour, then call your favorite REALTOR® to book your in person showing today.