



GRASSROOTS
REALTY GROUP

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244 Blackwolf Place N
Lethbridge, Alberta

MLS # A2330725



\$700,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,990 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Crown Molding, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Stone Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, microwave, washer, dryer, garage door opener and remotes, window coverings, AC unit, garage heater		

Introducing 244 Blackwolf Place N! Every detail of this exceptional Blackwolf home has been thoughtfully designed to elevate everyday living. Backing onto open greenspace with a fully developed walkout basement, this executive two-storey offers the perfect blend of luxury, privacy, and modern functionality. The bright, open-concept main floor is anchored by soaring ceilings, a striking gas fireplace, custom built-ins, and a beautifully appointed chef's kitchen featuring quartz countertops, premium finishes, and an effortless flow for entertaining. Expansive windows frame peaceful views while filling the home with natural light. Upstairs, you'll discover a spacious bonus room, convenient upper-floor laundry, and a stunning primary retreat complete with a spa-inspired 5-piece ensuite and a large walk-in closet. The professionally finished walkout level adds a generous family room/gym, fourth bedroom, full bathroom, and seamless access to the landscaped backyard—creating the ideal space for guests, teenagers, or multi-generational living. Additional highlights include a heated double attached garage, central air conditioning, a pie-shaped lot, and an unbeatable location on a quiet cul-de-sac just moments from parks, playgrounds, schools, walking paths, shopping, and everyday amenities. If you've been searching for a luxury move-in ready home, walkout basement, stunning views, and high-end finishes in one of Lethbridge's most desirable communities, this is the one you've been waiting for. Contact your favourite REALTOR® today for your private tour.