



GRASSROOTS
REALTY GROUP

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347 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2336763



\$879,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,183 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Underground Sprinklers, Holiday Lights

Welcome home to this stunning Avonlea show home in Blackwolf, an award-winning community designed with lifestyle in mind. Located directly across from the beautiful 73-acre Legacy Park, you'll have endless opportunities to enjoy the outdoors with miles of walking paths, playgrounds, a spray park, pickleball and tennis courts, a skate park, dog parks, an outdoor amphitheater, and spaces to gather with neighbours. With beautiful green spaces, family-friendly amenities, and everything you need close by, Blackwolf offers a lifestyle you'll love coming home to. Step inside and discover a home filled with incredible details and elevated finishes, from the impressive arched openings and custom shiplap entry feature with hidden door detail to the upgraded gas fireplace with a stunning coral stone surround. The designer kitchen is made for gathering, featuring light grey slab-profile cabinetry, push-to-open doors, custom wine shelving, and a built-in beverage fridge. The luxurious five-piece ensuite creates the perfect retreat with upgraded tile selections and a beautifully lit shower niche. This home comes with full landscaping, fencing, and air conditioning already included for your comfort. With a spacious bonus room, three bedrooms, and 2.5 bathrooms, there's room for everyone to relax, gather, and make memories. You'll love the attention to detail throughout, including brushed vibrant bronze Kohler fixtures, a custom accent wall in the primary bedroom, a double garage in the front as well as a rear garage designed with custom cabinetry and a dedicated home gym space. New Home Warranty. FIRST TIME BUYER! ASK ABOUT THE NEW GOVERNMENT GST REBATE PROGRAM WHERE YOU CAN GET THE GST BACK. CERTAIN RESTRICTIONS APPLY

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