



GRASSROOTS
REALTY GROUP

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**630 Moonlight Lane W
Lethbridge, Alberta**

MLS # A2337600



\$536,000

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,578 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Pantry, See Remarks		

Inclusions: AC, Washer, in Oven, Dryer, Dishwasher, Gas Cooktop, Built in Microwave, Built Side by side Fridge freezer, Hood fan, 2x Garage Door Opener, Window coverings including curtains Rods and Blinds, two book shelves, Smooth look doorbell, and nest thermostat

Welcome to 630 Moonlight Lane W, a fantastic fully developed two-storey home located in the community of Copperwood! Bright, modern, and thoughtfully designed, this home offers plenty of space for the whole family. The main floor features an inviting open-concept layout filled with natural light from the large windows and patio door stretching across the back of the home. The kitchen is a standout, featuring quartz countertops, an oversized fridge/freezer, five-burner gas cooktop, built-in wall oven and microwave, stainless steel hood fan, undermount Silgranit sink, and a convenient corner walk-in pantry. There is plenty of room for entertaining while still keeping the space comfortable and functional for everyday family life. Coming in from the double attached garage, you'll appreciate the convenient built-in bench area—perfect for coats, shoes, backpacks, and everyday organization—with a two-piece bathroom located nearby. Upstairs, you'll find three bedrooms plus a spacious bonus room, along with two full bathrooms, including the private primary ensuite, and second floor laundry. The fully developed basement, completed with permits, adds even more living space and continues the vinyl plank flooring found throughout the home. Downstairs features an additional bedroom, four-piece bathroom, and generous family room, making it an ideal space for guests, teenagers, or movie nights. Outside, the yard is fully fenced and landscaped and includes a patio area, providing a great spot to relax, BBQ, and enjoy summer evenings with family and friends. With four bedrooms, a bonus room, 3.5 bathrooms, a fully finished basement, double attached garage, and a modern open-concept design, this Copperwood home check the boxes! This one is a must-see! Call your favourite REALTOR® to book your

private tour of 630 Moonlight Lane W.