



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

809 Greywolf Run N
Lethbridge, Alberta

MLS # A2337672



\$499,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,321 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Open Floorplan, Separate Entrance, Storage		

Inclusions: Fridge, stove, dishwasher, range hood, washer/dryer, garage door opener/remote, central ac, window hardware/coverings

Welcome to a beautifully designed two-story home in the family-friendly Blackwolf 1 community, where everyday living meets an incredible outdoor lifestyle. Just a short walk from the 73-acre Legacy Park, this location puts some of north Lethbridge's best recreation right outside your door. Inside, the home offers a modern, functional layout designed with family life in mind. The welcoming front verandah creates the perfect spot to enjoy your morning coffee, while the stylish kitchen features quartz countertops, a pantry and peninsula with plenty of room for meal prep, homework and family gatherings. The spacious rear living room provides a comfortable place to unwind, with thoughtful front and back coat closets helping keep busy mornings organized. Upstairs, the generous primary suite features a walk-in closet and three-piece ensuite, while the additional bedrooms provide plenty of space for growing children, guests or a home office. A convenient mudroom adds even more everyday functionality. The fully developed basement provides valuable additional living space for a playroom, family room, home gym, office or teen hangout. Outside, enjoy the detached garage, underground sprinklers, stone patio and central air conditioning. A fantastic opportunity for a young family looking for a modern home in a community surrounded by parks, pathways and outdoor recreation, with Legacy Park practically at your doorstep and Pavan Park just minutes away.