



GRASSROOTS
REALTY GROUP

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343 Blackwolf Boulevard N
Lethbridge, Alberta

MLS # A2342035



\$849,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,126 sq.ft.	Age:	2024 (2 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	none		

Welcome to this stunning Stranville Living showhome in Blackwolf, perfectly positioned facing Legacy Park — one of Lethbridge's best outdoor spaces with walking and biking paths, pickleball courts, basketball courts, a skate park, and a spray park for the summer months. Loaded with upgrades and full of showhome-level details, this home has the kind of layout and finish package that feels impressive the second you walk in. The main living area features vaulted ceilings, warm wood-accented ceiling details, and exposed beams that give the home a cozy, elevated, almost chalet-inspired feel. The kitchen is a standout with quartz countertops, built-in appliances, a panelled fridge, panelled dishwasher, built-in oven and microwave, and a beautiful stone hood fan feature that gives the space a true custom look. The living room is filled with natural light thanks to the chalet-style windows, while the dining room opens directly onto the deck and landscaped backyard. Also on the main level is a bright office with interior windows that help light flow through the space, along with an additional bedroom and a 4-piece bathroom. Upstairs, the primary retreat gets a level all to itself — and it feels every bit as special as it should. With exposed beams, warm wood ceiling detail, a statement chandelier, and sliding glass doors that open to views of Legacy Park, this room brings a little drama in the best possible way. The ensuite features dual vanities with custom hanging mirrors, a tiled glass shower, a standalone soaker tub, and a walk-in closet. The fully developed basement adds even more functional living space with 3 additional bedrooms, a spacious living room, a 4-piece bathroom, and a full laundry room. And because a showhome should check the practical boxes too, this one also features a widened 26-foot garage. Stylish, upgraded, functional, and

facing one of the best parks in the city — this Blackwolf showhome is an easy one to love.