



GRASSROOTS
REALTY GROUP

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**683 Keystone Chase W
Lethbridge, Alberta**

MLS # A2347795



\$529,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,594 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: security system motion hardware, 3 smart light switches, window coverings and remote

Fully developed 4 bedroom home with SOLAR (\$34,000 value!!), CENTRAL AIR, DOUBLE GARAGE (with 220), APPLIANCES, and WINDOW COVERINGS (some even powered and programmable) Nestled within the desirable Copperwood community, this exceptional two-story detached home offers 2400 square feet of living space. Large windows flood the home with natural light and welcome you into your main floor front living room, 2pc bathroom for added convenience when hosting guests functional kitchen with island and pantry for added storage alongside your large dining area that overlooks your backyard oasis. Laundry will be a breeze with upstairs laundry room, accompanied by primary suite complete with a 4pc ensuite and walk-in closet, up here you also have 2 more bedrooms. Your fully developed basement houses your 4th bedroom, 3 pc bathroom with walk-in shower, storage and family room with nook that works great for office, toys or workout area. Two vehicles find secure shelter within the double detached garage, equipped with 220 wiring for car charger…paid for by your solar which brings is on average over \$3900/year!! Your expansive 3901 square foot lot provides outdoor enjoyment with its deck, dog run for your furry friends, gas line and convenient access via a back lane. Enjoy community living with nearby lake, park, playground, schools, shopping and restaurants– all within easy reach.