



**GRASSROOTS**  
REALTY GROUP

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**554 Keystone Chase W  
Lethbridge, Alberta**

**MLS # A2216740**



**\$529,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,604 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Private, S		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Open Floorplan, Pantry, See Remarks, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, All Window Coverings, Central Air, Garage Door Opener + Control

Located in desirable Copperwood is this immaculate, well maintained property. The main floor boasts an office area right off the entry, a 1/2 bath, spacious kitchen perfect for cooking enthusiasts, with pantry and lots of granite countertop space. There's a large dining nook, beautiful hardwood flooring and sunken living room. The upper level features 3 bedrooms including a spacious master bedroom with four-piece ensuite. There's an additional four-piece bathroom & laundry upstairs as well! The basement is easily suite-able and has a large family room with wet bar, bedroom, another 4-piece bathroom and a huge den. The low maintenance back yard is PERFECT FOR ENTERTAINING with plenty of seating area for your barbeque guests! There's a detached double garage, RV parking potential, central air & beautiful curb appeal. Located within walking distance to schools, shopping & the YMCA. This one does not disappoint!