



GRASSROOTS
REALTY GROUP

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106 Blackwolf Bay N
Lethbridge, Alberta

MLS # A2221272



\$559,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,890 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Lake, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Open Floorplan, Pantry, Sump Pump(s), Tray Ceiling(s), Vinyl Windows		

Inclusions: Curtains, Shed

In the land of new builds, why not choose something established and turn key - which already includes full landscaping, fence and a deck at a more affordable price. This immaculate home with a lake view and premium features offers 9 foot tray ceilings on the main floor and large windows flooding the home with natural light, creating a bright and open living space perfect for entertaining and comfort. Enjoy the luxurious brand new carpet throughout, a large 7 ft island, a spacious 5-piece ensuite bathroom, two walk-in closets and built in Christmas lights. A rare find - the 30 foot deep garage provides ample room for multiple vehicles, storage, or a workshop area. With a lake in front, your guests will love the abundant street parking available. Located just steps from the 70-acre Legacy Park, this home is in a perfect location for nature lovers and active lifestyles. Don't miss this exceptional opportunity to own a home that combines luxury, location, and lifestyle.