



GRASSROOTS
REALTY GROUP

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**59 Firelight Way W
Lethbridge, Alberta**

MLS # A2223521



\$535,000

Division:	Copperwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,500 sq.ft.	Age:	2012 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, hood fan, window coverings, washer/dryer(will be different than viewed), play structure in backyard		

Welcome to 59 Firelight Way West, a home that truly has it all. Located directly across from beautiful Firelight Pond, this property offers stunning views, easy outdoor access, and one of the largest backyards in the neighborhood. Inside, you'll find 5 generously sized bedrooms, 3 full bathrooms, and an expansive gourmet kitchen—easily one of the largest and most impressive you'll come across. Built by Legend Homes, this residence features premium upgrades like hardwood and tile flooring, granite countertops, and an elegant Adora kitchen that's perfect for family meals and entertaining. Enjoy your morning coffee or evening barbecues on the covered and sheltered deck, all while soaking in the open views. For even more space to play or relax, simply cross the street to enjoy Firelight Pond and Park—ideal for biking, walking, or skating in the winter. Conveniently located near The Crossings, you'll have easy access to restaurants, shopping, twin ice arenas, the curling club, and the YMCA. Everything your family needs is just minutes away.