



**GRASSROOTS**  
REALTY GROUP

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**160 Firelight Way W  
Lethbridge, Alberta**

**MLS # A2235571**



**\$509,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,371 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** All window coverings

Welcome to this lovely bi-level in the highly sought after community of Copperwood. Perfectly positioned at the start of a quiet cul-de-sac, this home is just steps from walking trails, a serene pond, schools, the university, Nicholas Sheran Park, shopping, and all the amenities the booming westside has to offer. Inside, you'll find a well designed layout with 5 bedrooms and 3 full bathrooms, making it ideal for families. The main floor features vaulted ceilings, loads of natural light, and a modern kitchen with granite counters, stainless steel appliances, and plenty of space for cooking and gathering. The lower level is fully finished with a spacious family room complete with a cozy fireplace, perfect for movie nights. Central air conditioning keeps the home comfortable year round, and the attached 2 car garage adds convenience and storage. With a fenced, landscaped yard and a move-in ready condition, including a new furnace less than a year old, this home combines function, style, and location in one perfect package.