



**GRASSROOTS**  
REALTY GROUP

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**266 Firelight Crescent W  
Lethbridge, Alberta**

**MLS # A2246955**



**\$488,000**

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully refreshed two-story home in the family-friendly community of Copperwood. Featuring granite countertops, stylish accent walls, and a host of recent upgrades, this home is truly move-in ready. All appliances have been recently replaced with high-quality models, ensuring both style and efficiency. From the attached double garage, you'll step into a bright and functional mudroom that also serves as a convenient laundry area, leading directly into the modern kitchen. The open-concept living area features a cozy gas fireplace, perfect for entertaining or quiet evenings at home. The main floor boasts beautiful new vinyl plank flooring, while the upper level has been replaced with soft, plush carpet.

The lovely primary suite offers a luxurious ensuite with a walk-in closet, separate toilet and shower area, and massive corner soaker tub - the perfect place to relax and unwind. Two additional bedrooms and full bathroom provide the perfect living space for a young family. In addition, the fully developed basement includes a generously sized additional bedroom, another full bathroom, storage and utility rooms, PLUS a home theatre family room, complete with a stunning media wall, ceiling-mounted speakers, and dimmable lights. The backyard offers a deck, garden boxes, and alley access.

Located just steps from scenic ponds, walking paths, and only minutes from the local elementary school, this beautifully maintained home blends comfort, convenience, and community living.

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