



**GRASSROOTS**  
REALTY GROUP

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**75 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2259877**



**\$545,000**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

Welcome to this inviting two-storey home in the desirable Blackwolf community, just steps from a green strip, a few blocks to Legacy Park, and a short commute to the Sherring Industrial Park. The main floor features durable vinyl flooring throughout, a stylish kitchen with quartz countertops, a spacious island, and a walk-in pantry. A large south-facing window at the back of the home, paired with sliding patio doors, fills the space with natural light and opens onto a landscaped backyard with underground sprinklers and convenient alley access. Upstairs you'll find three bedrooms, including a primary suite located over the garage with a walk-in closet and 3-piece ensuite. A stackable washer/dryer is conveniently tucked into the hallway between a 4-piece bathroom and the two additional bedrooms. The basement offers even more living space with a bedroom/office and a fourth bathroom that is framed and ready to be finished.