



GRASSROOTS
REALTY GROUP

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**870 Greywolf Run N
Lethbridge, Alberta**

MLS # A2273264



\$449,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,311 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Landscaped, No Neighbours Behind, Rec		

Heating: Forced Air, Natural Gas

Floors: Carpet, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Quartz Counters, See Remarks, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-M

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer & Dryer, Blinds, Central Air Conditioner.

Step into this beautiful two-storey home in the quiet and family-friendly community of Blackwolf. A double-parking pad in the front leaves a wonderfully spacious backyard for your enjoyment. This modern, move-in-ready home welcomes you featuring fresh paint and brand-new carpet. The main floor boasts nine-foot ceilings and an open concept layout designed for both connection and relaxation. The well-appointed kitchen provides abundant cupboard space, expansive quartz countertops, a gas stove with feature range hood, and stainless-steel appliances. A clear, unobstructed prairie view through every rear window adds a feeling of serenity. Upstairs, you will find the gorgeous primary suite with a custom accent wall, a thoughtfully designed walk-in closet with built-ins, and a four-piece ensuite with soaker tub. Two additional bedrooms and another full bathroom complete the upper level. The new basement development will be completed within the next two weeks, adding valuable living space with a large family room, a spacious bedroom with an expansive walk-in closet, and a fourth bathroom featuring a five-foot shower. All basement and deck construction has passed city inspections. With the house being built in 2019, high-cost items like the roof, furnace, and water heater will not need to be considered for many years. Additional highlights include air conditioning, a south-facing covered veranda with lockable outdoor storage underneath, and the sizeable backyard offers future potential for gardens, a garage, or RV parking. Located a short walk from Legacy Park and close to all essential amenities, 870 Greywolf Run North is a peaceful place you'll truly be pleased to call home.