



**GRASSROOTS**  
REALTY GROUP

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**757 Silkstone Close W  
Lethbridge, Alberta**

**MLS # A2276763**



**\$405,000**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bi-Level		
<b>Size:</b>	831 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-37
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

This super-unique half duplex offers a layout that truly sets it apart. While the main living space is located below grade&mdash;resulting in a lower official RMS measurement&mdash;the total developed living space above and below grade is a generous 1,445 square feet, providing far more room than expected. The home features three bedrooms, including a spacious primary retreat complete with its own ensuite, along with three bathrooms total. An attached single garage adds everyday convenience, while the thoughtful design makes the space both functional and comfortable. Ideally located close to shopping, dining, and numerous parks, this property is also near Chinook High School, Catholic Central High School West Campus, and Coalbanks Elementary School. Recreation is just minutes away with Cavendish Farms Centre, the YMCA, and the Lethbridge Curling Club nearby. A fantastic opportunity for first-time buyers, students or roommates attending the University of Lethbridge, or investors looking for a versatile and well-located property.