



**711 Moonlight Crescent W  
Lethbridge, Alberta**

**MLS # A2280563**

**\$659,900**



<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,017 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Greenbelt, Landscaped, Rectangular Lot, Underground Sprinklers, Views		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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>	Wet Bar		

**Inclusions:** Garage Fridge, Upright Freezer, Shed (as is), Hot Tub (as is), built in head board in primary suite, tv wall mounts, Playhouse, Underground Sprinklers, Security system, Nest Thermostat, Doorbell camera. Trampoline (Negotiable) Projector (Negotiable)

Skip the stress of new construction and move into a well cared for home in the desirable community of Copperwood. Backing directly onto the serene Miners Park and Pond, this property is fully landscaped, irrigated (sprinkler system and drip system), and fenced, featuring a two-tiered deck with built in storage underneath, a luxurious hot tub, a kids' play set, and a garden shed. The interior is equally impressive with a front den/office space, a modern living room with a gas fireplace, and a gourmet kitchen boasting ceiling-height cabinetry, a gas stove, and a Microwave convection oven, and a Bosch dishwasher. Upstairs you will find a expansive Primary Bedroom with a large 5PC ensuite including a large 6ft soaker tub. Two more bedrooms, a full bathroom, laundry and a spacious Bonus room fill the top floor. While the fully developed basement is ready for movie nights with integrated speakers, projector hook ups and a complete wet bar. Another full bedroom and bathroom complete the basement along with ample storage areas. In addition to the size and location of the home, it comes complete with Hunter Douglas blinds, central air, and underground sprinklers. There is the rough is if one so desires to have central vacuum in their property. This home is a turn-key retreat on a quiet street with an extended driveway and front garage. Don't delay and contact your Realtor® to set up your private viewing for this wonderful home.