



**420 Silkstone Crescent W
Lethbridge, Alberta**

MLS # A2280765



\$495,000

Division:	Copperwood	
Type:	Residential/House	
Style:	2 Storey	
Size:	1,566 sq.ft.	Age: 2008 (18 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	Double Garage Attached	
Lot Size:	0.09 Acre	
Lot Feat:	Back Lane, Back Yard, Lawn, Standard Shaped Lot	

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Quartz Counters, Soaking Tub		

Inclusions: Fridge, gas stove, dishwasher, microwave, washer, dryer, blinds, window coverings, garage door opener + remote, planters

Enjoy the family-friendly Copperwood community with this 2 storey - tucked away from a busy road but still close to two entrances to the development. This home offers various upgrades and updates, including Gemstone lighting, a furnace and hot water tank. There's a statement waterfall quartz countertop in the kitchen, main floor office and half bathroom, dual zone oven with gas cooktop, cozy gas fireplace and a bright entertaining area; courtesy of the west-facing yard. The second floor has 3 bedrooms and 2 full bathrooms - a primary suite that has a 4 piece ensuite (boasting a soaker tub!), as well as a 4 piece shared bathroom for the remaining two bedrooms. The basement has a rec room, fourth bedroom, storage space, laundry room and option to add in another bathroom. Heading outside there is a deck with privacy screens, patio with gazebo and still lots of yard space to enjoy. There is close proximity to many major amenities - including the recently announced \$300M investment into The Crossings, increasing commercial offerings, the LDS Temple, YWCA, 2 high schools, a public library and more!