



**GRASSROOTS**  
REALTY GROUP

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**420 Silkstone Crescent W  
Lethbridge, Alberta**

**MLS # A2280765**



**\$495,000**

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

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Pantry, Quartz Counters, Soaking Tub

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-SL
<b>Utilities:</b>	-

**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!