



**642 Moonlight Lane W  
Lethbridge, Alberta**

**MLS # A2288496**



**\$659,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,028 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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>	Jetted Tub, Pantry		

**Inclusions:** fridge, 6 burner gas cook top, built-in oven, built-in microwave, dishwasher, washer, dryer, light fixtures, window coverings, AC, water softener, water-reverse osmosis, front underground sprinklers, garage door opener with control

Welcome to this beautiful 2,027 sq. ft. 2 storey home in the highly sought-after community of Copperwood. Thoughtfully designed and fully developed, this home offers the perfect blend of comfort, functionality, and modern style for today's family living. The inviting main level features a bright and spacious living room with a cozy gas fireplace and a large window that fills the space with natural light. The stunning kitchen is sure to impress, showcasing quartz countertops, a large island, a 6-burner gas cook-top, built-in wall oven and microwave, and a Fisher & Paykel 5' fridge/freezer combination. A convenient walk-through pantry adds both style and practicality. This level also includes a private office, a half bath, and a mudroom leading to the attached double garage, which is plumbed for heat. Upstairs, you'll find a comfortable family room, three bedrooms, and a well-appointed 4-piece bathroom. The spacious primary suite offers a walk-in closet and a luxurious 5-piece ensuite featuring a jetted tub, separate shower, and dual sinks. Laundry facilities are conveniently located on the upper level for added ease. Basement is fully developed boasting a cozy rec room with electric fireplace, 2 large bedrooms, and 4 piece bath. Additional features include central air conditioning, a water softener, reverse osmosis water filtration system, and more. Situated on a desirable corner lot, the fully fenced and landscaped yard boasts raised flower beds, a dog run, a good-sized deck for entertaining, and front underground sprinklers. This exceptional Copperwood home truly has it all — space, upgrades, and a fantastic location. Don't miss your opportunity to make it yours!