



**527 Moonlight Lane W  
Lethbridge, Alberta**

**MLS # A2293481**

**\$475,000**



<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,695 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Garage Faces Rear, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Sloped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	See appliances, Tv mounts(no tv's).		

Nice two storey home in Copperwood with double detached garage and walk-out basement. Welcoming enclosed front yard, porch with room for seating, and front entry with closet. Main floor features open plan with 9 foot ceilings and laminate floors. Living room has large windows for plenty of light and has a painted barn wood feature wall. Kitchen is a good size with granite counters, island, prep bar area, plenty of cupboards, and a pantry. Dining room is also a good size with door to deck out back. There is also a 2 piece bathroom on this level and a rear closet that is currently being used as a second pantry. Upper level houses 3 bedrooms including primary bedroom with vaulted ceiling, large walk-in closet, and 3 piece ensuite featuring full length walk-in shower. There is also another full bathroom on this level and a laundry closet. The 2nd and 3rd bedrooms have built-in bookshelves and hinged closet doors. Walk-Out basement is undeveloped and awaits your finishes. There is a bathroom that is roughed in. Backyard is fenced and has a covered patio under the deck where the basement entry is. Rear double garage for your vehicles. Copperwood features great parks, playgrounds, walking paths, an elementary school, shopping amenities, restaurants, and is adjacent to one of the largest YMCA's in Western Canada with gym, pool, lazy river, surf spot, waterslide, and running track. There are also twin ice arenas and 10 curling sheets at the Cavendish Farms Centre right beside the YMCA. Two high schools are also close by! Move in and enjoy a great life in West Lethbridge!