



GRASSROOTS
REALTY GROUP

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**46 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2096718



\$579,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Blackwolf 2 | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,974 sq.ft. | Age: | 2022 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Walk-In Closet(s) | | |
| Inclusions: | Built-in Oven, Dishwasher, Garage Control(s), Induction Cooktop, Microwave, Range Hood, Refrigerator | | |

She's a thing of beauty this one, the Perth III by Stranville Living! A soaring 2 storey with the WOW factor - beautiful, bright and welcoming! This home wraps around on both the main and upper floors, making its functionality second to none. An open concept living/dining/kitchen with fireplace, butlers pantry, quartz counters and a perfect view onto the green space behind your home! The main floor is finished off with a well sized mudroom and 2 piece bathroom. The second floor has a bonus living space, 2 bedrooms, 4 piece bathroom, dedicated laundry and the primary suite... speechless! 5 piece ensuite with soaker tub, tiled shower with niche, separate toilet room and dual vanities. Your primary suite also enjoys that green strip view. The basement has over 700 sq/ft ready for development, what more are you waiting for?