



**144 Blackwolf Way N
Lethbridge, Alberta**

MLS # A2116572



\$609,500

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|------------------|---|---------------|-------------------|
| Division: | Blackwolf 1 | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,850 sq.ft. | Age: | 2012 (12 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Off Street | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, See Remarks, Sloped | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Walk-Out To Grade, Walk-Up To Grade | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Pantry, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: n/a

ONE LOOK WILL DO! This former show home named the 'Kingston' has all the "I wants. "Spacious 2 story design with WALKOUT lower level and view of the POND. Featuring a total of 4 bedrooms, 3.5 baths, quartz counters, soaker tub ensuite, bonus family room on upper level, large double attached garage, central air and fully finished lower level that leads out to a landscaped yard with fantastic view! Call your favorite REALTOR for an opportunity to own this gorgeous piece of property.