



GRASSROOTS
REALTY GROUP

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**30 Blackwolf Pass N
Lethbridge, Alberta**

MLS # A2130270



\$559,900

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,448 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	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, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Introducing the contemporary, the edgy, the gorgeous HEMSDALE V by Stranville Living! This bi-level + bonus is the perfect combination of bold, practical and oh-so beautiful! From the stunning details of the eclectic light fixtures, matte black faucets, gold pulls to the soaring ceilings, green space views and SO much more, this is a real crowd-pleaser! The front entry greets you with a huge storage closet, warm laminate flooring and a few steps up to the open concept living/dining and kitchen area. The kitchen boasts panel-front appliances, induction cook top, custom range hood, quartz counters and much-needed pantry space. Sharing the main floor are two bedrooms, a 4 piece bathroom and a deck to enjoy the view! Taking a few steps upstairs is your primary suite! Spacious walk-in closet, 5 piece ensuite with tiled shower, soaker tub, dual vanity and quartz counters! The basement can be developed with an additional 2 bedrooms + bathroom, there's a double attached garage and your yard will extend into the green space behind!