



**309 Lynx Road N
Lethbridge, Alberta**

MLS # A2131068



\$649,900

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,880 sq.ft.	Age:	2021 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Other, Stone, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)		

Inclusions: Built in microwave, Blinds, 4x TV wall mount brackets

Nestled in the sought-after Blackwolf neighborhood of Lethbridge, this stunning single-family home combines privacy, luxury, and modern living. Boasting an impressive triple car garage and a total developed space of 2595 square feet, this 2-storey residence offers architectural elegance and an expansive layout designed for both relaxation and vibrant social gatherings. Step inside to discover an open-concept living area bathed in natural light, enhancing the home's welcoming atmosphere. The living room features tall ceilings and large windows, creating a bright and airy space perfect for hosting friends or enjoying tranquil evenings. The chef's kitchen is a culinary dream with upgraded appliances, a built-in oven, and microwave, complemented by an inviting island and dining area designed for memorable gatherings. Upstairs, the home transitions into a personal sanctuary with three spacious bedrooms, including a primary suite that serves as an escape within an escape. The master boasts a luxurious 5 pc ensuite and a generous walk-in closet, providing a private spa-like experience. Additional living space upstairs includes a cozy nook, ideal for movie marathons or enjoying a quiet reading hour. The fully developed basement extends the home's functional space with a fourth bedroom, a 4 pc bathroom, and a recreation room ready for personalization—perfect for entertainment or as an additional living area. Outside, step onto the back deck surrounded by a beautifully landscaped and fully fenced yard, offering a private retreat with no neighbors behind. Enjoy BBQs and outdoor activities in this picturesque setting backed by a serene greenspace. Located on a scenic route with easy access to downtown and close to Legacy Park, shopping, and dining, this home is truly move-in ready and feels brand new. Embrace a lifestyle of

comfort and convenience in this beautifully maintained home in Blackwolf—your private slice of paradise awaits.