



**40 Moonlight Boulevard W  
Lethbridge, Alberta**

**MLS # A2135144**



**\$649,900**

<b>Division:</b>	Copperwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,211 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Greenbelt, Landscaped, Paved		

<b>Heating:</b>	High Efficiency, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar		

**Inclusions:** garage door opener and controls, ug sprinklers

Here is the place you have been waiting for! Nestled in the heart of the desirable Copperwood community, this 4-bedroom, 3.5-bathroom has it all. Ideally located, this property overlooks Miners Landing Pond, with views you can enjoy through large living room windows. Designed for modern living with thoughtful touches throughout, this house will not disappoint. From the moment you walk in you will notice how great a layout this home offers. From the office located at the entrance of the house, to the open concept living throughout. The kitchen, living room, and dining room seamlessly flow together, enhanced by large windows that give you a stunning view of the pond and fill the home with natural light. The spacious deck is perfect for morning coffee or evening relaxation, in addition to enjoying the scenic views. A private office provides the ideal setting for working from home or managing household tasks, while a convenient 2-piece bathroom and a practical mud room complete the main floor. Upstairs, the primary ensuite serves as a private retreat, featuring a standalone shower, a soaker tub, and a dedicated makeup area. The laundry closet is conveniently located upstairs, eliminating the need to lug laundry up and down the stairs. Two additional bedrooms offer ample space and natural light, while a versatile bonus room can be used as another bedroom, playroom, or media room, providing flexibility to suit your needs. The fully finished walk-out basement opens to a backyard patio, extending your living space to the outdoors. Entertain in style with a fully equipped wet bar, ideal for hosting friends and family. An additional bedroom and full bathroom in the basement provide privacy and comfort for guests or a growing family. Additional features of this home include a heated and insulated attached garage with an extra man door, and the added convenience of a dog door

for your furry friends to access the backyard. Hunter Douglas blinds throughout and hard-wired security cameras (with no monthly fees!). All the kitchen appliances have been recently upgraded. This home is also close to schools, shopping, restaurants, the YMCA, and all the other fantastic amenities that Copperwood has to offer. Truly a gem in Copperwood, Don't miss the opportunity to make this incredible house your new home.