



**31 Blackfoot Circle W
Lethbridge, Alberta**

MLS # A2139426



\$495,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,329 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Stucco	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, Dishwasher, Washer/Dryer x2, Micro hood, Microwave in Suite, Mounted Deck Tables, Bench in Yard, 2 Sheds, Mirror in W/I Closet, Window Coverings, Water Softener

Welcome to this stunning custom built home backing onto quiet Blackfoot park. From the moment you walk through the front door, you will be blown away by the open feel and incredible natural light in all areas of the house. The main floors boasts an elegant kitchen with high end finishing, dining room, living room, laundry and full bath as well as a bedroom that is currently being used as an office. Up half a story is the private master suite with walk in closet and 5 piece ensuite. The basement offers another family room living space connected to the main house as well as a completely separate 1 bedroom illegal suite. With its own entrance, kitchen and laundry room, this suite would be perfect for a rental, mother in law suite, or charming AirBNB. The beauty continues in the backyard with a spacious deck off the dining room and a fully fenced yard with garden space and a gate to the beautiful park behind. These back views make the yard feel like it goes on forever. Built with energy efficiency in mind, this beautiful home has thoughtful touches at every turn including on demand hot water and dual flush toilets. Come find your private oasis on quiet Blackfoot Circle, close to all the amenities you need and ready for you to make it your home. Call your favourite REALTOR® today to book a private viewing.