



**26 Blackwolf Pass N  
Lethbridge, Alberta**

**MLS # A2150012**



**\$549,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2021 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** tv wall mount brackets X3

Welcome to this stunning 2-storey single-family detached home located in the sought-after Blackwolf neighborhood of Lethbridge. Boasting a total developed space of 2,287 square feet, this property combines modern elegance with functional living, making it perfect for families and professionals alike. As you enter, you'll be greeted by an inviting main floor featuring a kitchen with stainless steel appliances, including a fridge, stove, built-in microwave, and dishwasher. The open-concept living and dining areas are perfect for entertaining, while the large windows allow for plenty of natural light to brighten the space. A convenient 1/2 bath is also located on the main floor. The upper level offers three bedrooms, including a primary oasis with a luxurious 4-piece ensuite. An additional 4-piece bathroom serves the other bedrooms, providing ample space and comfort for family members. The fully developed basement adds even more living space with an extra bedroom and another 4-piece bathroom, perfect for guests or a home office. Outdoor living is just as impressive, with a fully landscaped yard featuring a back deck ideal for BBQs and gatherings, as well as a concrete patio. Enjoy the view of the greenspace behind the house, ensuring no neighbors in the back for added privacy. The double car attached garage offers ample parking and storage space. This home is ideally situated close to the new Legacy Park, walking paths, and shopping and dining options. With easy access to downtown Lethbridge via Scenic, commuting is a breeze. Move-in ready and meticulously maintained, this home feels brand new and offers a rare opportunity to enjoy a blend of luxury and convenience. Don't miss your chance to own this beautiful property in a fantastic neighborhood.