



**130 Greywolf Road N  
Lethbridge, Alberta**

**MLS # A2152801**



**\$539,900**

<b>Division:</b>	Blackwolf 1		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,610 sq.ft.	<b>Age:</b>	2020 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Underground Sprinklers, Yard Lig		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** TV Wall Mount, Yard Shed

This fantastic 3-bedroom model with a walkout basement backs onto a park and comes with numerous upgrades and features, making it the perfect family home. The main floor boasts a large entryway with a closet to help keep things clutter-free. Grocery delivery is made easy with a two-car attached garage that offers direct entry into the home. The new and improved mudroom and walk-through pantry are just off the garage, enhancing convenience. A 2-piece washroom is also located on the main floor. The kitchen includes a central island, a large walk-through pantry, a stainless steel fridge, an electric range, a dishwasher, and a built-in microwave. The adjacent dining nook sits in front of large patio doors that lead out to your rear deck, overlooking the park. Beautiful large windows allow abundant natural light to fill the home. Upstairs, you will find three spacious bedrooms and a bonus room, which can easily be converted to a fourth bedroom if needed. The Master and one of the other upper bedrooms feature walk-in closets. The laundry is conveniently located on the second level. The walkout basement is finished and includes a TV room, a full bathroom, a closet, and additional storage. There is also potential for further development to add a fourth bedroom. The backyard is perfect for a growing family, with a 220 plug for a Jacuzzi and plenty of space to enjoy the park right out your back door. Additional features include a 220 plug in the garage, a rough-in for heating the garage, concrete stairs on the side of the house, and a well-sized shed in the yard for extra storage. Blackwolf is an architecturally controlled community with lots of park space and is right next to the 73-acre Legacy Park. This home is also close to many amenities and provides easy access to the downtown core. Call your favourite REALTOR® and book a showing today.