



**67 Firelight Way W
Lethbridge, Alberta**

MLS # A2155293



\$619,800

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2012 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, See Remarks		

Inclusions: Laundry Wash Tub, California Shower,

67 Firelight Way is a truly special home with so many desirable features and upgrades plus all the fantastic amenities that only Copperwood can offer. Nicely tucked back into a cozy bay and safely away from neighbourhood traffic, the setting is perfect. The view towards Firelight Pond and southern Alberta sunsets are a daily highlight. An oversized pie lot offers more than enough space out back for the kids to play and you to enjoy. A kitchen, dining room and living room with an unobstructed view to a huge back yard is not commonly found and you will quickly learn to enjoy the feature of not having neighbours directly behind you. The spacious layout of the home is accentuated by a wide-open floor plan, huge windows for more than enough natural lighting, attractive and functional kitchen, expandable dining space with a coffered ceiling, appealing living room, plus main level laundry. Perfect for day-to-day enjoyment and for entertaining Family and Guests. The upper-level plays host to one of the nicest bonus rooms you can ask for with a spectacular pond and mountain view. Cathedral ceilings and plenty of built-in cabinetry make the room both appealing and practical. A spacious Primary bedroom and 5 pc ensuite with the jetted tub, 2 more bedrooms and a 4-pc main bath round out the top floor. Need more lounge and bedroom space? The basement offers just that as it is professionally finished with a Family room, Fitness room, Bedroom, yet another Bathroom and plenty of great storage. The total developed living space is nearly 2800 sq ft which is more than enough for your growing family and weekend company. Additional features include hardwood flooring, a cozy fireplace, granite and quartz counter tops, quality appliances, central A/C, built-in vacuum system, underground sprinklers, fully fenced yard, and a finished garage.