



**100 Blackfoot Circle W  
Lethbridge, Alberta**

**MLS # A2170196**



**\$449,000**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Oversized		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl Plank	<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-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Basement Fridge and Freezer, Washer/Dryer, Gazebo seats and cushions, Shed on side of house, bike shed, All garage cabinets and built in cabinets in house, piano, electric fireplace in living room, home theatre speakers and amp, all TV wall mounts (not the TVs), speakers and stereo in gazebo, hot tub.

Welcome to this one of a kind home with so many unique and beautiful updates that you won't find anywhere else! The main floor boasts 2 bedrooms and 2 bathrooms as well as a newly renovated custom kitchen with all the features you've been looking for. From the walk in closet in the master bedroom to the rock climbing wall and loft in the other main floor bedroom, there are custom touches at every turn. The bright basement greets you with a spacious family room with beautiful storage cabinets and book shelves and a stone fireplace for those cool winter days. A built in home theatre system makes this space great for entertaining and hangouts! The basement features 2 more bedrooms, one of which has custom built in desks which makes a great office or could be part of an awesome bedroom as well as one full bathroom. The fully finished laundry and storage area add more beauty to this space. The outside of the home is even more breathtaking than the inside. The front of the home is maintenance free with an oversized driveway to give you lots of room for parking in addition to the heated double attached garage with storage lockers and a sink. The backyard is huge with a stamped concrete pad and gazebo as well as gravelled space perfect for a trampoline or play area. There are also raised garden beds, raspberries, strawberries and an apple tree. The yard offers so much to enjoy year around. If all of that wasn't enough, the home is centrally located close to 3 schools, parks and amenities. A great place to raise a family or plan for the next chapter of your life. There is so much to see, call your favourite REALTOR&reg; today and book a private viewing.