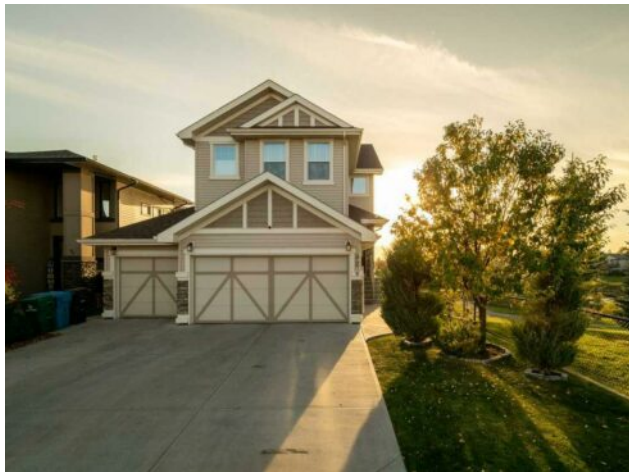




**92 Firelight Way W
Lethbridge, Alberta**

MLS # A2178382



\$629,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,140 sq.ft.	Age:	2011 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, C		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lake, Front Yard, Lawn, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed, Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer, dryer, window coverings/hardware, 2 garage door openers & 2 remotes, shed as is/where is, central AC, shed as is, where is.

What are you waiting for!? Book a showing ASAP with any agent – this one won't last! Immaculately maintained and meticulously designed! This gorgeous Copperwood home built in 2011, feels brand new! Backing onto a serene lake view with walking paths, this home offers peace, privacy, and stunning vistas. The first thing you will notice when you walk up is the massive TRIPLE CAR GARAGE and privacy of only one neighbour with a rare corner lot. This home features 4 bedrooms, 3.5 bathrooms, and expansive living areas on all levels. From the moment you enter, you’ll notice the upscale kitchen with quality appliances, granite countertops, and plenty of space for entertaining family and friends. The open floor plan flows effortlessly into a large dining room with breathtaking lake views - in the city! The walkout basement is fully developed offers suite potential and an additional living space, high ceilings, and even more storage options. Whether you're relaxing in the family room or working from home, you'll appreciate the flexibility this space offers. Storage is abundant throughout, including a walkthrough front closet, main floor laundry with cleaning supply closet, large linen closet on the upper floor, and walkthrough pantry for easy access to kitchen essentials. The triple garage and large driveway offer ample space for vehicles and toys. Step outside and enjoy your backyard retreat with unobstructed views of the lake – it’s the perfect spot for unwinding, entertaining, or enjoying your morning coffee. This home also comes with an additional storage shed for all your extra gear and is ideally located for easy access in and out of the neighbourhood. Plus, you're close to major access routes for convenience. Don’t miss out on this opportunity! Schedule your viewing today with your favorite agent and see for yourself all that this stunning

property has to offer! 92 Firelight Way W, Your dream home awaits!