



GRASSROOTS
REALTY GROUP

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114 Blackwolf Pass N
Lethbridge, Alberta

MLS # A2193821



\$619,000

Division:	Blackwolf 1		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,677 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Undergr		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

BUILT IN 2024 with \$30,000 in added upgrades!! plus a finished basement! Wow- She's turn key! Barely lived in, (Since July 2024) it still has that new house smell. This bright, inviting 5 bedroom 4 bathroom 2 storey has everything on your wish list. Upgrades added by the seller onto this build include the following: A stunning fireplace in the living room, extra LED pot lights in the ceilings, ceiling fans in the three bedrooms upstairs, washer and dryer, Central Air, Deck and fence, landscaping and in ground irrigation, gas line for the BBQ, Garage heater, smart lock on front door and google nest thermostat. This house also has quartz countertops, a gas stove, walk in pantry, a bonus room upstairs, glass railings, upstairs laundry, a double vanity master ensuite, walk in closet, and of course, the finished basement which houses 2 large bedrooms, a full bathroom, and utility. Outdoors you have the attached, heated and drywalled double garage, AND this property has extra lot value (\$15,000!) as it backs onto the pond and green space as well- and the view comes included! This one is the whole package!