



**176 Firelight Way W
Lethbridge, Alberta**

MLS # A2204896



\$674,900

Division:	Copperwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,461 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Central Vacuum, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Second Fridge, Garage Heater

Welcome to this executive 2461 sq ft, 5-bedroom home, perfectly situated in the sought-after Copperwood neighborhood fronting one of the lakes. This home is meticulously designed with family living in mind, featuring an open and functional layout that exudes style and comfort. Upon entry, you'll be greeted by the rich hardwood flooring that flows throughout the main floor. To your left, a versatile flex room awaits, ideal for a formal dining room or a quiet study. The spacious living area boasts a cozy fireplace, perfect for relaxing on chilly evenings. The heart of the home is the functional kitchen, complete with a large island, ample cabinetry, granite counters, and modern appliances. Upstairs, you'll find a well-appointed bonus room, offering endless possibilities for entertainment or relaxation. The upper level also includes 3 generously sized bedrooms and a luxurious primary suite with a two-sided fireplace, adding an extra touch of elegance to your private retreat. The suite features a large walk-in closet and an opulent 5-piece ensuite bathroom, making it the perfect place to unwind after a long day. The fully finished basement provides additional living space with an expansive L-shaped family room, perfect for movie nights or hosting guests. It also includes a 5th bedroom and a spacious 3-piece bathroom, ensuring plenty of room for your family's needs. For the car enthusiast or hobbyist, the tandem triple heated garage is a standout feature, with one bay offering a 39-foot total length for additional parking or storage. (Note in the photos, there is a full-sized Ford F350 parked in the shorter bay.) Step outside and enjoy your landscaped backyard, complete with a wrap-around deck. This home is located in a family-friendly community with numerous walking paths, parks, playgrounds, and lakes, offering an active lifestyle for all. It's also

conveniently located near The Crossings, where you'll find shopping, restaurants, medical offices, schools, a public library, and the Cavendish YMCA. This Copperwood gem is move-in ready and shows like new! Don't miss out on the opportunity to call this beautiful home yours. Contact your agent today to schedule a private showing!