

\$579,900 - 42 Blackwolf Pass N, Lethbridge

MLS® #A2111221

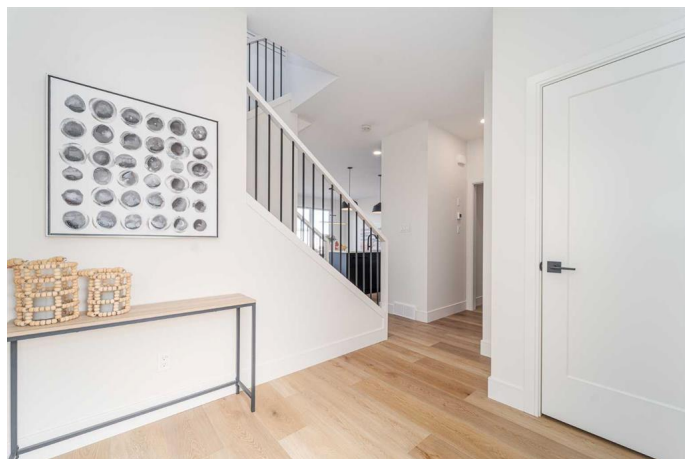
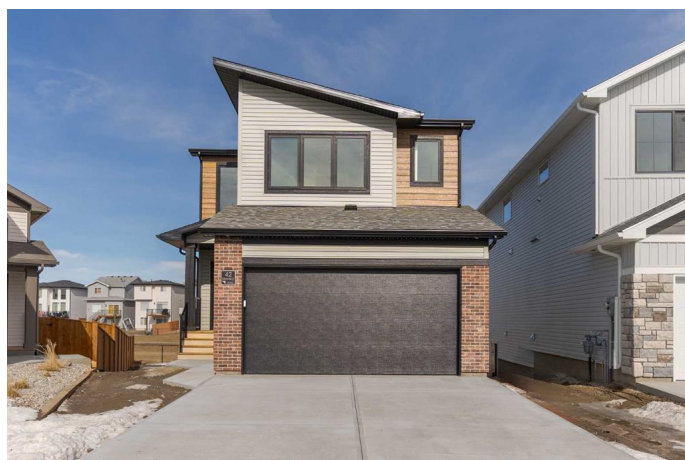
\$579,900

3 Bedroom, 3.00 Bathroom, 1,784 sqft

Residential on 0.11 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to your dream home in the heart of Blackwolf, Lethbridge's thriving community, where Stranville Living, a master builder, has crafted a masterpiece – the Westhill floorplan. This two-story residence offers 1,700 square feet of luxurious living space, seamlessly combining modern design with thoughtful functionality. As you step inside, you'll be greeted by the open-concept layout that effortlessly blends the dining, living, and kitchen areas, creating a perfect space for both entertaining and everyday living. The main floor also boasts a convenient attached double car garage, ensuring you have easy access to your vehicle. This exceptional home backs onto a tranquil green strip, providing a serene backdrop to your daily life. Enjoy the beauty of nature right outside your doorstep while being part of the fast-growing and vibrant community of Blackwolf. One of the highlights of Blackwolf is Legacy Park, a gem within Lethbridge, offering a plethora of amenities such as a water park, pickleball and basketball courts, a skate park, ponds, and scenic walking trails. Your new home becomes a gateway to an active and fulfilling lifestyle for you and your family. The interior of the home is adorned with top-notch finishes that are sure to impress. The contrasty selections, such as matte black slow-close cabinetry with a velour finish, paired with elegant white countertops, create a visually stunning and modern atmosphere. In the living room, a fully tiled fireplace takes center stage, providing a cozy



focal point for gatherings. Large windows allow natural light to flood the space and offer breathtaking views of the adjacent green strip, seamlessly connecting the indoors with the outdoors. Venture upstairs to discover a thoughtfully designed second level. A spacious bonus room awaits, providing additional living space for relaxation or entertainment. Two bedrooms and a well-appointed 4-piece bathroom offer comfort and privacy, while the convenience of second-level laundry adds a practical touch. The primary bedroom is a true retreat, featuring a 9-foot-long walk-in closet and a chic 4-piece ensuite with a beautifully tiled shower. Signature selections from Stranville Living, including wall-mounted toilets and seamlessly integrated paneled appliances, showcase the builder's commitment to both style and functionality. Call your favorite Realtor for a showing today!

Built in 2024

Essential Information

MLS® #	A2111221
Price	\$579,900
Sold Price	\$579,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,784
Acres	0.11
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	42 Blackwolf Pass N
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Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows
Appliances	Built-In Oven, Built-In Range, Dishwasher, Induction Cooktop, Microwave, Refrigerator
Heating	Central, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	None
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	April 12th, 2024
Days on Market	38
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	Lethbridge Real Estate.com
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