

\$599,900 - 34 Blackwolf Pass N, Lethbridge

MLS® #A2135365

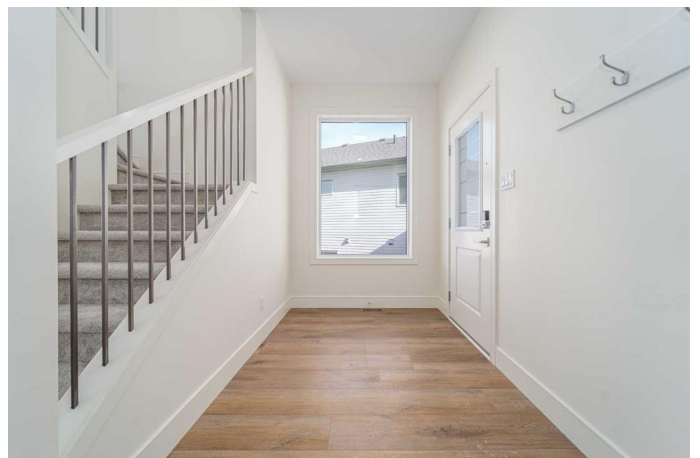
\$599,900

3 Bedroom, 3.00 Bathroom, 1,921 sqft

Residential on 0.13 Acres

Blackwolf 1, Lethbridge, Alberta

Welcome to luxury living in Blackwolf, where Stranville Living, a master builder renowned for excellence, presents the stunning Addison floorplan. This two-story residence boasts 1,900 square feet of exquisite design, showcasing the perfect blend of modern aesthetics and thoughtful functionality. As you enter, be greeted by the open-concept layout that seamlessly integrates the dining, living, and kitchen areas. The main floor also boasts an attached double car garage for your convenience, ensuring both style and practicality in your daily life. Nestled against a picturesque green strip, this home offers a tranquil retreat in the heart of Blackwolf, Lethbridge's rapidly growing community. Blackwolf, home to Legacy Park, provides an unparalleled lifestyle with its water park, pickleball and basketball courts, skate park, ponds, and scenic walking trails – all just steps away from your front door. The living room serves as the heart of this home, featuring a sleek and modern electric fireplace that adds both style and warmth. Large windows surround the living room, inviting in natural light and offering breathtaking views of the adjacent green strip. The open-to-above design enhances the airy atmosphere, creating a sense of spaciousness and sophistication. Upstairs, the second level unfolds to reveal a thoughtfully designed space. A generous bonus room provides additional living space, perfect for relaxation or entertainment. Two bedrooms share a



well-appointed 4-piece bathroom, while the separate laundry room adds convenience to your daily routine. The primary bedroom is a true sanctuary, boasting not one but two walk-in closets – a rare and luxurious feature. The ensuite is a masterpiece of design, featuring a 4-piece bathroom with a tiled shower, and a unique passthrough leading to the second walk-in closet. This adds a touch of opulence to your daily routine. Signature selections from Stranville Living are evident throughout, with wall-mounted toilets and seamlessly integrated paneled appliances that blend seamlessly into the cabinetry. These design elements showcase the builder's commitment to both style and functionality.

Built in 2024

Essential Information

MLS® #	A2135365
Price	\$599,900
Sold Price	\$604,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,921
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	34 Blackwolf Pass N
Subdivision	Blackwolf 1
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1H 7H7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Double Vanity, Quartz Counters
Appliances	Built-In Oven, 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	May 24th, 2024
Date Sold	June 18th, 2024
Days on Market	23
Zoning	R-M
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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