

# \$674,900 - 176 Firelight Way W, Lethbridge

MLS® #A2204896

**\$674,900**

5 Bedroom, 4.00 Bathroom, 2,461 sqft  
Residential on 0.11 Acres

Copperwood, Lethbridge, Alberta

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!

Built in 2015

### Essential Information

MLS® #	A2204896
Price	\$674,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,461
Acres	0.11
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	176 Firelight Way W
Subdivision	Copperwood
City	Lethbridge
County	Lethbridge

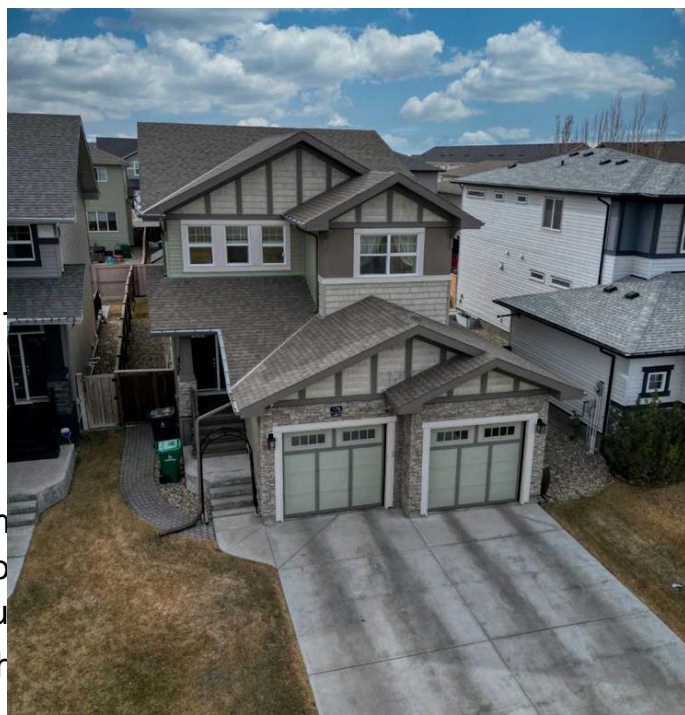
Province Alberta  
Postal Code T1J 4B2

### Amenities

Parking Spaces 5  
Parking Concrete Driveway, Garage  
Garage, Insulated, Tandem,  
# of Garages 3

### Interior

Interior Features Bookcases, Central Vacuum  
Counters, Kitchen Island, No  
Recessed Lighting, Sump Pu  
Appliances Central Air Conditioner, Dish  
Humidifier, Microwave, microwave Hood Fan, Refrigerator,  
Washer/Dryer  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Gas, Living Room, Mantle, Raised Hearth, Tile, Master Bedroom  
Has Basement Yes  
Basement Finished, Full



### Exterior

Exterior Features None  
Lot Description Back Yard, Landscaped, Street Lighting, Underground Sprinklers  
Roof Asphalt Shingle  
Construction Concrete, Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 26th, 2025  
Days on Market 22  
Zoning R-CL

### Listing Details

Listing Office CUSTOM REAL ESTATE SOLUTIONS LTD

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