



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

19 Cougar Crescent N
Lethbridge, Alberta

MLS # A2224898



\$475,000

Division:	Uplands		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,535 sq.ft.	Age:	1998 (27 yrs old)
Beds:	2	Baths:	3
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Rectangular Lot, Street Lighting		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Laminate Counters, No Smoking Home, Separate Entrance, Skylight(s), Sump Pump(s)		

Inclusions: 2 x Fridge, 2 x Stove, 2 x Hood Fan, Dishwasher, Washer, Dryer, Ceiling Fan, Garage Door Opener & Remote, All Window Coverings, A/C, Central Vac & Attachments

Welcome to 19 Cougar Crescent N, a spacious and beautifully maintained 4-level split located in a quiet North Lethbridge neighbourhood. This thoughtfully designed home offers an asian inspired entrance with a step up into a bright and welcoming living room, along with an open kitchen and dining area with access to a covered deck. Upstairs, you'll find a comfortable primary bedroom with a 3-piece ensuite, a second bedroom, and a full 4-piece bathroom. The lower level adds even more living space with a cosy family room, laundry/utility area, and access to the attached garage. The basement includes a private mother-in-law illegal suite complete with its own kitchen, 3-piece bathroom, and step up walk-out access, plus a hobby room under the deck traditionally heated with a space heater, ideal for extended family, guests, or potential rental income. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.