



GRASSROOTS
REALTY GROUP

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319 Cougar Way N
Lethbridge, Alberta

MLS # A2225371



\$524,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Uplands | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,177 sq.ft. | Age: | 2001 (24 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Street Lighting, Under | | |

Heating: Forced Air

Floors: Carpet, Linoleum, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, Storage, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Washer, dryer, fridge, stove, dishwasher, microwave, A/C, garage remote (x2), window coverings, water softener, underground sprinklers, outdoor fore table, outdoor shed with built in BBQ, desk in basement bedroom, potting plants in front yard, bedding for Murphy Bed, bathroom decor

Welcome to 319 Cougar Way N, a well-maintained home offering 1,177 square feet of comfortable living space on a desirable corner lot! This property features a double attached heated garage and a thoughtful layout ideal for both daily living and entertaining. The main level offers a bright and inviting living room perfect for relaxing and watching TV. The spacious kitchen has lots of room for the family chef and comes complete with a large island and generous dining area. Expansive windows allow natural light to fill the space, creating a warm and welcoming atmosphere. From the dining room, step out onto the deck — an excellent spot to enjoy warm summer evenings. The primary bedroom is conveniently located on the main floor and features a three-piece ensuite and a walk-in closet. A second bedroom with a large closet is also situated on this level, offering flexible space for family, guests, or a home office. The fully developed basement expands the living area with a large family room, two additional bedrooms, a three-piece bathroom, a dedicated storage room, laundry area, and a utility room, providing ample space for every need. The home includes several updates and features that add to its overall appeal, including a seven-year-old hot water tank, the furnace and air conditioning system replaced in 2022, the deck was redone in 2019, a roof replaced in 2017, and a four-year-old fence. The garage door and opener replaced in 2022 and a water softener is also included. Stepping outside, your new backyard will be a paradise during the warm Alberta months. Along with the deck, the backyard features an amazing patio with a fire table, shed with a built in BBQ, and lots of space for the whole family. This home combines practicality, comfort, and excellent upkeep, making it a great opportunity in a sought-after location. Contact your favourite REALTOR®

today!