



GRASSROOTS
REALTY GROUP

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**504 Couleesprings Crescent S
Lethbridge, Alberta**

MLS # A2229276



\$550,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,500 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: OTR, Window coverings

Beautiful Family Home Just Steps from the Lake! What a location, what a home! Nestled just a short walk from not one—but two beautiful lakes, this well-designed home offers the perfect blend of comfort, style, and functionality. With 4 bedrooms and 3 full bathrooms, there's plenty of room for the whole family to enjoy. The main floor features a spacious primary bedroom complete with a walk-in closet and a luxurious 5-piece ensuite that includes dual sinks, a separate shower, and a relaxing tub. The open-concept layout is enhanced by vaulted ceilings, creating a bright and airy atmosphere. The kitchen is thoughtfully appointed with a pantry, stainless steel appliance package, and a breakfast bar—perfect for casual meals or entertaining. Upstairs, you'll find two more bedrooms and another full bathroom, while the lower level offers a cozy retreat with an additional bedroom, full bath, and a welcoming fireplace—ideal for movie nights or relaxing evenings at home. Enjoy great street appeal with extensive concrete work around the home, along with a rear deck and patio space to soak up the outdoors. And with central A/C, you'll stay cool and comfortable during those warm summer days. This is a wonderful opportunity to live in a peaceful, lake-side neighbourhood while enjoying all the features of a thoughtfully designed home!