



GRASSROOTS
REALTY GROUP

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

**371 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2238066



\$654,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,445 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: Central Air Conditioner, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Garage Door Opener, Sump pump, Central Vacuum and attachments, power awning, 2 x TV Brackets, Gas Heater in Garage

You will love how spacious this two-story family home is, coming in at just under 2,500 square feet. This custom-built home is located in Country Meadows. The floor plan is fantastic, featuring an office right off the front door, perfect for a home business, and it even has a rough-in for water to accommodate a salon! Laminate floors flow throughout the main floor. The main living room is huge and can fit a massive sectional; it is finished off with a gas fireplace and built-ins on either side. The kitchen boasts extra-tall cabinets that reached the ceiling, quartz countertops, a gas range, and stainless steel appliances. Off the kitchen is a walk-through pantry and mudroom for additional storage. The back deck stretches across the entire width of the home and features a tall glass railing for extra protection, vinyl decking for ease of maintenance, and stairs leading to the grade with ample storage below. As you head to the second floor, you will appreciate the spindle railing and the lights illuminating the staircase. At the top of the stairs, there is a landing, perfect for a desk or play area, as well as a double linen closet. The primary bedroom, located at the back of the home, is enormous! It features a tray ceiling with wood timber detail. The en suite has a custom glass and tile shower, double sinks, a water closet, and a perfect space for a makeup table. A large walk-in closet adjoins the en suite. There are three additional bedrooms upstairs, and the room at the front of the home could easily be converted into a bonus space with extra storage. The main bathroom on the second floor also has double sinks, eliminating any fighting over who gets to brush their teeth first! The basement was finished four years ago, and you will love how plush the carpet feels downstairs. There is a rough-in for a future bar area, a full four-piece bathroom, a large living room, and two barn doors

that lead into a spacious basement bedroom. The garage is fully drywalled and insulated, with plenty of storage and a gas heater. This layout is fantastic for a large family, with all the bedrooms conveniently located together. Give your favorite REALTOR® a call; they would love to show you this beautiful home!