



GRASSROOTS
REALTY GROUP

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**299 Cougar Way N
Lethbridge, Alberta**

MLS # A2240057



\$539,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,315 sq.ft.	Age:	2001 (24 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage		

Inclusions: u/g sprinklers (front & back), Garage Gas Heater, Workbench, floor sweeper sucker upper (kick sweep), Telus Security System, Pergola

This well-cared-for BUNGALOW is located in a quiet neighbourhood close to Legacy Park, schools, shopping, and other amenities. With four bedrooms and three full bathrooms, it offers a functional layout suited for a variety of lifestyles. The main floor features an open-concept design with a bright kitchen that includes ample cabinetry, a corner pantry, and convenient access to the laundry area from both the kitchen and the primary bedroom. The primary suite also includes a 4-piece ensuite, and there are two additional bedrooms and a second full bathroom on the main floor. The fully finished basement adds even more living space, with a large family room that's all set up for your pool table, games area, or whatever you decide. There's also a cozy gas fireplace, a massive fourth bedroom, a 3-piece bathroom, and a dedicated office space. Outside, the yard is fully landscaped and fenced with a deck, pergola, patio area, and a pond feature—offering a great space to relax or entertain. The double attached heated garage adds everyday convenience. Additional features include central air conditioning, underground sprinklers, central vacuum with floor sweep, water softener, skylight with a remote blind, dual retractable blinds, and a gas line for your BBQ.