



GRASSROOTS
REALTY GROUP

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**345 Red Crow Boulevard W
Lethbridge, Alberta**

MLS # A2244721



\$538,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,331 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Hot tub

Welcome to this well-maintained, custom-built 1,330 sq. ft. 4-level split by Galko Homes—designed with a spacious layout, quality finishes, and a backyard that feels like your own private retreat. The main level features a bright kitchen with granite countertops, ample cabinetry, and an oversized dining nook with patio doors leading to an extra-large back deck. The beautifully landscaped yard includes a mature cherry tree and a hot tub, making it perfect for relaxing or entertaining outdoors. Upstairs, the primary bedroom includes a full ensuite bath. The third level offers a massive family room, another full bathroom, and a convenient laundry area. Down on the fourth level, you’ll find a cozy den and plenty of storage space. Additional features include a brand new central air conditioning unit, providing year-round comfort. This thoughtfully designed home is ideal for families or anyone looking for comfort, space, and a move-in-ready property in a desirable neighbourhood.