



**GRASSROOTS**  
REALTY GROUP

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

**14 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2245092**



**\$555,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,555 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Jetted Tub, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** Raised Planter on the deck

Come check out this beautifully updated family home backing onto a serene park in desirable Heritage Circle! This move-in ready property boasts soaring vaulted ceilings, an open main floor with gourmet kitchen featuring granite counters and stainless steel appliances, and two spacious bedrooms plus a renovated main bath. The private primary suite above the garage offers a spa-like ensuite with rain head shower, huge walk-in closet, and tons of space for all your bedroom furniture. The walkout basement includes a large family room with wet bar, fourth bedroom, and a renovated bathroom. Enjoy direct park access, a friendly neighborhood, nearby schools, shopping, and only an 8 min drive to the 3rd largest YMCA in North America! Call your favourite REALTOR® today!