



GRASSROOTS
REALTY GROUP

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230 Couleesprings Grove S Lethbridge, Alberta

MLS # A2246259



\$995,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,819 sq.ft.	Age:	2010 (15 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces S		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Veneer	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Fridge x2, Stove x2, Dishwasher x2, OTR Microwave x2, All TV Mounts and TVs, Garage Door openers and remotes, Washer/Dryer, Stackable Washer/Dryer downstairs, Generator, Wood Shelving and shoe racks in garage, Control 4 System, Bar Fridge in Basement, Theatre seating, Central A/C, Exterior security system cameras

Welcome to 230 Couleesprings Grove S — a rare blend of luxury, function, and income potential. This 2819 sq. ft. 2-storey home on a .26-acre lot boasts 4 bedrooms and 4 full bathrooms, with the flexibility to add a 5th bedroom on the main floor. A legal basement suite with walk-up entrance makes it perfect for multi-generational living or added revenue. The wide-open main floor features soaring ceilings, two offices (one easily converted to that 5th bedroom), and a stunning kitchen with a massive island, black quartz counters, abundant storage, and a walk-through pantry leading directly to the mudroom and quad heated garage with mezzanine storage. The main living room includes a 7.2 surround sound system integrated into the Control4 home automation system, allowing you to manage built-in speakers, lighting, and more with ease. Upstairs, you’ll find three large bedrooms, including a show-stopping primary suite with a gas fireplace, walk-in closet, separate laundry, and a spa-like 5-piece en-suite with dual vanities, soaker tub, and separate shower. A spacious bonus room and a full upper bathroom with dual vanities complete the level. The basement offers a theatre room with wet bar plus the well-designed 1 bedroom legal suite with its own full bathroom and access to separate laundry in the basement. Zoned heating on every level, central A/C, Roxul insulation, ICF foundation, 2x6 wall construction, HRV system, back-up generator, and Hardie siding ensure comfort, durability, and efficiency throughout the property. The fully landscaped, private backyard is surrounded by mature trees and comes equipped with underground sprinklers. This home delivers space, flexibility, and upscale living in one package — ideal for those who want room to grow without sacrificing style.

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