



GRASSROOTS
REALTY GROUP

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**225 Cougar Way N
Lethbridge, Alberta**

MLS # A2247192



\$529,000

Division:	Uplands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,714 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot, Lawn, Level, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, Stove, Hood Fan, Microwave, Dishwasher, Washer, Dryer, Window Coverings, A/C, Central Vac & Attachments

Welcome to 225 Cougar Way N, a bright, spacious home designed for comfort, flexibility, and everyday living, featuring 6 bedrooms, 3 bathrooms, over 2,300 Sq/Ft of finished space, and a heated double garage with a 240V outlet for EV charging. The main floor greets you with a grand 17-foot foyer and soaring 10-foot ceilings that carry through to a sunlit living room and an open kitchen/dining area with direct access to the deck and backyard. You'll also find a versatile bedroom that can double as a guest room, home office, or playroom, plus a convenient laundry room and half bath. Upstairs, the primary suite features a 4-piece ensuite, joined by two more bedrooms and another full 4-piece bath. The fully finished basement adds two more bedrooms, a storage room, and a spacious recreation room. Outside, the private cinderblock-fenced backyard is ready for summer BBQs or a bit of quiet downtime. All of this is set in a friendly North Lethbridge neighborhood, just steps from a massive park and walking paths you can enjoy year-round. Please view the video walkthrough in the links tab or on YouTube by searching for the home address.