



GRASSROOTS
REALTY GROUP

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125 Couleesprings Way S
Lethbridge, Alberta

MLS # A2248304



\$495,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,031 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Dishwasher, Electric Cooktop, OTR Microwave, Refrigerator, Washer and Dryer, All window coverings including curtains, rods, and blinds, Ceiling Fans, Garage Door Opener, Central Vacuum/Attachments,

This beautifully maintained bilevel residence offers 1,031 sq. ft. of modern living space in the heart of the desirable Southgate neighborhood. With four spacious bedrooms and three bathrooms, this property is perfect for families looking for both comfort and style. On the main floor, you'll discover two bedrooms and two bathrooms, including an en suite featuring a relaxing jetted tub, ideal for unwinding after a long day. The open design of the living space boasts vaulted ceilings and is illuminated by natural light streaming through large windows, creating a warm and inviting atmosphere. Elegant details, such as beautiful architraves above the doors and crown molding, enhance the overall aesthetic of the home. Cook up a storm in the modern kitchen that is equipped with maple cabinets, stunning granite countertops, and updated appliances, including a stove that's new as of 2024, along with a fridge and dishwasher updated in 2023. The added skylight elevates the space, making meal prep a joy and allowing for great conversation as loved ones gather around. The home also features two additional bedrooms and one bathroom conveniently located in the basement, offering ample space for family or guests. It has been thoughtfully designed with large living space with a wet bar. There are roughed-in speaker wires to cater to your entertainment needs. Stepping outside, you will find a fantastic deck with vinyl decking, perfect for outdoor gatherings, while extra storage space is available under the deck and in the double-car garage, which is equipped with an electric heater. Nestled at the end of a quiet street, this property offers rear lane access and is situated just moments away from a variety of amenities in the Southside area. Enjoy peaceful living with everything you need right at your fingertips! Don't miss out on this stunning home—imagine

the possibilities!