



GRASSROOTS
REALTY GROUP

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**360 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2253078



\$529,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,553 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: N/A

Huge bungalow with approximately 3000 square feet of living space that would be PERFECT for a growing family. Awesome Heritage Heights location on quiet street, with super-easy access to shopping, downtown, highway and University. 1550+ sq ft on the main floor with 3 bedrooms. Hard to find bungalow plan that is move in ready you won't find many of these on the market. Large kitchen with quality cabinetry and granite counters. The primary bedroom is tastefully decorated and has a spa like ensuite with custom tile work and a deep soaker tub. The second bathroom on the main floor also features a custom tile shower. There have been updates to the roof, furnace, windows, central air and more. Two living spaces on main floor and gigantic family room down measuring almost 30 feet long! The side entrance leads to a stone patio, nicely landscaped yard with privacy galore and a family friendly playset. Both the front and rear yards are on underground sprinklers. Located downstairs is the giant family room, as mentioned, along with another 2 HUGE bedrooms. Not lacking in storage space for the growing family there is a separate laundry room with sink and storage room that is 16x11. Beautiful stucco home with gorgeous curb appeal, add this one to your list!