



GRASSROOTS
REALTY GROUP

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

**605 Couleecreek Place S
Lethbridge, Alberta**

MLS # A2258003



\$639,900

Division:	Southgate		
Type:	Residential/House		
Style:	5 Level Split		
Size:	1,711 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Breakfast Bar, Chandelier, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, gas stove, dishwasher(new 2025), hood fan, microwave, washer(new 2025), dryer(new 2025), all window coverings, central a/c unit, 2 garage door remotes, garage heater, portable shed, stand alone cabinet in kitchen, all tv mounts(no tv's), central vac & attachments.

Custom built 5-level split home in South Lethbridge tucked away on a cul-de-sac that has access to walking path leading to Coulee Creek park & pond. Location is close to all big box shopping and amenities, including Superstore, Costco, Home Depot, Walmart, Best Buy, etc...Exterior stucco finish. Step inside the large welcoming entry. Vaulted ceilings give you a nice open view of the main and 4th level. A couple steps up to the living room that features a gas fireplace and large windows for natural light. A few more steps up to the main level features a HUGE kitchen with tile floors, granite counters with raised breakfast bar, stainless steel appliances, large pantry, and a window looking out to the covered deck. Around the corner is a large dining room that can accommodate all the family. Garden door to the covered deck out back that is east facing and out of the wind! This level also houses 2 bedrooms, a 4 piece bathroom with tub/shower combo, and a laundry room. The 5th level above the garage includes the primary bedroom suite with large walk-in closet and newly renovated ensuite(\$32k in 2025) that features walk in tiled shower with glass doors. The lower level(or 2nd level) has a HUGE family room with gas fireplace, a MASSIVE bedroom with walk-in closet that would be perfect for a couple kids to share(or for the in-laws), and a 4 piece bath with tub/shower combo.. Down another level to the basement you'll find another good size bedroom and access to the utility room. Home has conveniences of tankless hot water, central vac, & central air. Heated 23x28 double garage for your vehicles. Yard is fenced with turf and rock landscaping for low maintenance. Move in and enjoy!