



GRASSROOTS
REALTY GROUP

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**136 Cougar Road N
Lethbridge, Alberta**

MLS # A2262490



\$539,950

Division:	Uplands		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, See Remarks, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Vaulted Ceiling(s)		

Inclusions: U/G sprinklers

Striking Executive Home with Premium Upgrades & Prime Location! Welcome to this stunning custom-built executive home—bursting with curb appeal and high-end extras throughout! From the moment you arrive, you'll be captivated by the vaulted ceilings, grand windows, and warm gas fireplace that create an inviting atmosphere. Designed for both style and function, this home features steel beams, joists, and studs, ensuring superior durability. Recent upgrades bring modern flooring, fresh paint, and sleek white/grey cabinetry paired with stainless steel appliances. The fully developed basement includes heated floors in the bathroom, a large family room, a good sized bedroom and a storage room too! The primary suite is a true retreat, boasting double-door entry, a walk-in closet, dual sinks, and a jetted tub for ultimate relaxation. Convenient 2nd-floor laundry is located just outside the bedrooms for easy access. Step outside to your professionally landscaped yard, enclosed by a cinder block fence for privacy. Enjoy the Dura Deck, paving stone patio, and oversized RV parking pad—with laneway access! The extra-large heated double garage is a real bonus, complete with workbenches and shelving for all your projects. Situated just one block from 73-acre Legacy Park, you'll have access to a lake, 6 km of pathways, a skate park, tennis and basketball courts, a spray park, and picnic shelters. Plus, you're right by Cougar Park for even more outdoor fun! This home truly has it all—executive elegance, premium upgrades, and an unbeatable location. Don't miss your chance to make it yours! Book your showing today!