



GRASSROOTS
REALTY GROUP

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**536 Couleesprings Crescent S
Lethbridge, Alberta**

MLS # A2265568



\$625,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,304 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Garden, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning, and well-maintained bungalow, perfectly situated in one of Lethbridge's most desirable Southside neighborhoods. Just a short stroll from two peaceful lakes and minutes away from shopping, this home offers the perfect blend of comfort, convenience, and lifestyle. Step inside and be greeted by an inviting open concept layout, filled with natural light. The cozy gas fireplace in the living room sets the tone for relaxed evenings, while the thoughtfully designed kitchen with pull out drawers in the cabinets makes cooking and entertaining a breeze. The convenient main floor laundry adds everyday ease, and the spacious primary bedroom features a true retreat of a 4 piece ensuite with a walk in closet, perfect for unwinding at the end of the day. The fully developed basement offers even more space, with three additional bedrooms, a large family room ideal for movie nights or relaxing evenings, and a bathroom with in-floor heating for that extra touch of comfort. Outside, enjoy the convenience of underground sprinklers and a 25x23 ft attached, insulated, and finished garage, providing plenty of room for vehicles, storage, or hobbies. Notable upgrades include a roof (8 years), central vacuum (4 years), and A/C (2 years). The hot water on demand system ensures efficiency and comfort year-round. Located in a quiet, established neighborhood, this home offers the lifestyle you've been looking for with lakes, walking paths, and amenities just steps away. If you'd like to view this home please give us a call or reach out to your REALTOR[®] today.