



GRASSROOTS
REALTY GROUP

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**14 Heritage Circle W
Lethbridge, Alberta**

MLS # A2266549



\$549,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,555 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Vaulted Ceiling(s), Wet Bar		

Inclusions: 2nd Fridge, 2nd Stove, Raised planter on the deck

Come check out this beautifully updated family home backing onto a serene park in desirable Heritage Circle! This move-in ready property boasts soaring vaulted ceilings, an open main floor with gourmet kitchen featuring granite counters and stainless steel appliances, and two spacious bedrooms plus a renovated main bath. The private primary suite above the garage offers a spa-like ensuite with rain head shower, huge walk-in closet, and tons of space for all your bedroom furniture. The walkout basement includes a large family room with wet bar, fourth bedroom, and a renovated bathroom. Enjoy direct park access, a friendly neighborhood, nearby schools, shopping, and only an 8 min drive to the 3rd largest YMCA in North America! Call your favourite REALTOR® today!