



**GRASSROOTS**  
REALTY GROUP

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

**188 Cougar Way N  
Lethbridge, Alberta**

**MLS # A2271467**



**\$425,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	939 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Pantry, Storage		

**Inclusions:** Central air conditioner, dishwasher, garage door opener + remote, microwave, range hood, fridge, stove, washer, dryer

Welcome to Cougar Way! This quiet street backs onto Legacy Regional Park - 73 acres of walking trails, playgrounds, sports courts, skate board park, picnic shelters, spray park, discovery playground and community pavilion. This bi-level has a single attached garage, open concept living area upstairs that is soaked in natural light, 2 bedrooms on the main floor that share a 4 piece bathroom. The basement has a family room, laundry room and a converted primary suite with a walk-in closet and 5 piece ensuite. The north facing backyard enjoys a deck that offers views of the park, firepit area and is only steps away from a walking/biking path that connects to the other 6 km of paths around the park!