



GRASSROOTS
REALTY GROUP

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11 Cougar Cove N
Lethbridge, Alberta

MLS # A2274484



\$559,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,546 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Street Lighting, Underground S		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Garage fridge (as is), garage cabinetry, metal gazebo, 220V rough-in for hot tub at rear concrete pad.		

Welcome to 11 Cougar Cove North! This large bi-level home is located on a quiet street in the north Lethbridge community of Uplands. The main floor includes rich wood tones of maple cabinets, real hardwood floors, and spindle wood railings. Vaulted ceilings through the main floor living room, dining room, and kitchen provide a wide open feel accented by large windows that send natural light through this area. Two bedrooms and a 4-piece bathroom can be found on the main floor with the laundry room conveniently located adjacent to all. The secluded primary bedroom is located over the attached double garage and houses a large ensuite and walk-in closet. The basement in this bi-level is fully developed and is home to one of the largest family rooms you'll find at almost 750 square feet! You'll also find another bedroom in the basement as well as a full 4-piece bathroom and storage room. A solid home with plenty of space on a fully fenced large yard with alley access. Nothing to do but move in and enjoy.