



**GRASSROOTS**  
REALTY GROUP

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**166 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2285045**



**\$549,900**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,679 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Private, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<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-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Who doesn't want a well-maintained home with features that actually stand out?! Well, this one delivers. This fully developed two-storey home offers a double attached garage, three living spaces, three bedrooms, and three and a half bathrooms — plus the bonus of main floor laundry and thoughtful details throughout. The kitchen is truly the heart of the home and a standout feature, with a double side-by-side fridge/freezer combo, gas cooktop, built-in oven and microwave, stainless steel hood fan, quartz countertops, and a wonderful island that's perfect for everyday living or entertaining. The living room feels warm and inviting with a gas fireplace and stone surround, while windows spanning the back of the home flood the space with natural light. Downstairs, you'll find a fully developed basement that has been left open, making it easy to adapt to your needs! Whether that's a large family room, gym, playroom, office, or even adding another bedroom. The space currently functions as an additional comfortable living area and is finished with a stylish barn door leading to a beautiful bathroom. The double garage includes built-in shelving for extra storage, and outside, the partially enclosed deck extends your living space, offering both privacy and shelter... a great spot to enjoy the yard a little longer each season. Located in the beautiful, family-friendly community of Country Meadows, this area is known for being "10 minutes from anywhere" and is close to shopping, schools, and walking paths. If you're looking for a home that's been well cared for and offers those special touches that make it feel different, this might be the one. Reach out to your favorite Realtor to book a showing.

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