



GRASSROOTS
REALTY GROUP

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**352 Tartan Circle W
Lethbridge, Alberta**

MLS # A2287753



\$565,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,434 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	City Lot, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air
Floors:	Carpet, Slate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: Fridge, Stove, Microwave, Hood Fan, Dishwasher, All Window Coverings, Ceiling Fan, Central AC, Shelving In Garage, Garage Door Opener w Remote

This modified bi-level home offers a balanced layout that prioritizes both natural light and personal privacy. The main floor features airy vaulted ceilings and durable slate flooring that runs through the primary living areas, anchored by large windows that bring in sun throughout the day. A standout feature of the floor plan is the master suite, which is positioned privately above the double attached garage and includes its own four-piece ensuite. Two additional bedrooms and a second full bathroom complete the main level, providing plenty of space for family or guests. The home continues to impress in the bright walkout basement, which leads directly to a recently landscaped backyard. This lower level adds a fourth bedroom, a third four-piece bathroom, and a dedicated office space perfect for a quiet work-from-home setup. With a double attached garage and a functional, uncrowded design, this home offers a practical and inviting environment both inside and out. Situated in a quiet neighborhood, this home is just a short walk from a local park and within easy reach of nearby shopping and amenities. This location offers a perfect balance of community convenience and a peaceful residential feel.