



**65 Heritage Circle W
Lethbridge, Alberta**

MLS # A2289412



\$565,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,323 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: SALON STATION

65 Heritage Circle W, Lethbridge Heritage Heights | 5 Bedrooms | 3 Bathrooms | 1,338 Sq.Ft. | Double Attached Garage From the moment you step inside, the home feels open and inviting. A bright entryway welcomes you with high ceilings and a split staircase accented by dark iron railing, creating a memorable first impression. The layout naturally draws you into the main living space, framed by soft archways that create seamless flow from room to room. The main floor offers 3 bedrooms and 2 bathrooms, highlighted by vaulted ceilings and large windows that flood the living room with natural light. A central fireplace with a classic white mantle anchors the space, creating a warm and welcoming focal point. The kitchen is centered around a large island with white countertops and an under-mount sink. Dark lower cabinetry contrasts beautifully with white upper cabinets, and a skylight above brings in additional natural light, brightening the kitchen and dining area throughout the day. The dining space sits just off the kitchen and is framed by glass doors that lead outside. The primary bedroom features vaulted ceilings, large windows, a walk-in closet, and a private 4-piece ensuite complete with a full tub and shower combination, extended vanity with ample counter space, and tiled flooring. The fully finished basement offers a spacious family room, 2 additional bedrooms, and a full bathroom, with large perimeter windows that provide excellent natural light.