



**65 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2289412**



**\$565,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.