



**12 Cougar Cove N  
Lethbridge, Alberta**

**MLS # A2290415**



**\$519,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,115 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Irregular Lot, Landscaped, Lawn, See Remarks, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Hood Fan, Washer/Dryer, Microwave, Central AC, Garage Door Opener and Remote, Garage Heater, Natural Gas BBQ, AG Pool (12' diameter/3' feet) and pump and filter hardware (as is), Outdoor swing, TV mount, All Window Coverings, Work bench in garage, Deep freezer in garage, Central Vac (as is, no attachments).

Welcome to 12 Cougar Cove N &mdash; a beautifully maintained bungalow built in 2009 offering 1,115 sq. ft. of thoughtfully designed living space in a quiet, family-friendly neighbourhood. The open concept main floor seamlessly connects the living room, dining area, and kitchen, all highlighted by rich hardwood flooring and impressive 9' ceilings that create a bright and spacious feel throughout. The kitchen features beautiful wood cabinetry and a full set of LG stainless steel appliances that are only three years old, making it both stylish and functional. The main floor offers two comfortable bedrooms and two full bathrooms, including a private primary ensuite. Downstairs, the fully developed basement adds even more living space with two additional bedrooms, a third full bathroom, and a large family room complete with a cozy gas fireplace and wet bar &mdash; perfect for entertaining or relaxing evenings at home. Brand new carpet throughout the basement adds a fresh and inviting touch. Step outside from the dining room onto the composite deck with a pergola, overlooking a nicely landscaped yard that includes a professionally designed space for an above-ground pool. The heated and insulated 22' x 25' attached garage provides plenty of room for vehicles, storage, and projects year-round. With its excellent layout, quality finishes, and peaceful location, this home offers the perfect blend of comfort and convenience.