



**147 Heritage Circle W
Lethbridge, Alberta**

MLS # A2290740



\$549,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,575 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Gazebo, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Pantry, Storage		

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings

A family friendly home nestled in Heritage Circle—one of the most family-friendly locations in West Lethbridge. This property offers convenience and community where the kids can easily walk to Mike Mountain Horse school, and Heritage Road Park is right outside your front door. Inside this 1520 sq. ft. bi-level, you’ll find a stunning kitchen renovation, setting the tone to this fine quality home, with four spacious bedrooms and three full bathrooms. A spacious primary retreat over the garage features a large walk-in closet and a luxurious ensuite. Laminate flooring and brand-new carpet in the bedrooms add to the list of upgrades. The basement offers a stylish family area and a dedicated theater zone—perfect for movie nights or entertaining, and a separate laundry room is just a bonus. Another standout features is the large boot room directly off the double garage, providing excellent functionality for large families to manage coats, shoes, back-packs and what have you. The backyard is a private retreat, professionally landscaped with gorgeous stonework, a cozy sitting area, a pergola and lush green grass. There’s plenty of enclosed storage space under the large rear deck and there’s a concrete pad ready for a future hot tub. All this located just moments from many west-side amenities including groceries, restaurants, banking and gas stations. With a fantastic floor plan, prime location and high-end finishes, your new home is move-in ready and available for immediate occupancy.