



**379 Tartan Circle W  
Lethbridge, Alberta**

**MLS # A2291915**



**\$509,900**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,098 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, Lawn, No B		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Sump Pump(s), Vinyl Windows		

**Inclusions:** stainless steel basement fridge, outside storage cabinet & rain barrel, arlo security cameras, power awning,

Location! Location! Location!! Not only is this a meticulously kept, four bedroom, three bathroom, fully developed home; what makes this home stand out is the Park beside and wide open Park behind this beautiful bi-level. This one owner home has been thoughtfully finished to perfection. The basement was developed (with permits) to create a spacious family room, two bedrooms and a bathroom. The yard is inviting, and an ideal outdoor space to relax in at the end of a busy day. There is a power awning to add some shade or shelter. Watch the kids or grand kids play at the park from the comfort of your deck. Some of the most recent improvements include fresh paint, light fixtures, flooring, hot water tank (2025) and dishwasher (1 month old). The garage is its own man cave! 24 x 21 in size, heated, insulated, and finished with a protective floor treatment.. Built by Kalgeric Homes, this builder had a reputation of building quality houses! Not only located on the Park but also nearby to a major shopping plaza, schools & University, with quick access to University Drive, ideal for commuting to the north or south side of the city. This home is a great choice for the young family starting out, or the empty nester wanting to "right-size" or an ideal home for the retired couple. Move in ready is what you will find here!! No need to renovate or change a thing!!