



**224 Mt Crandell Crescent W  
Lethbridge, Alberta**

**MLS # A2292037**



**\$365,000**

<b>Division:</b>	Mountain Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	903 sq.ft.	<b>Age:</b>	1988 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco	<b>Zoning:</b>	R-LZ
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Hot Tub

Step inside this inviting 4-level split and instantly feel at home. The main floor welcomes you with an open living room filled with natural light from large west-facing windows—a perfect space to unwind after work or enjoy quiet evenings with the family. Upstairs, you’ll find the heart of the home. The open-concept kitchen and dining area is designed for connection—ideal for family dinners, Sunday morning pancakes, or entertaining friends. Overlooking the living room below, you can stay part of the conversation or keep an eye on your favorite show while cooking. On the other side of the upper level, the primary suite feels like a peaceful retreat. It’s spacious, with a huge closet and even a cozy fireplace, all overlooking the private backyard. A beautifully updated 4-piece bathroom and a second roomy bedroom complete this floor. Head down to the lower level, where possibilities abound. The wide-open family room is perfect for a home theatre, gaming stations, or a gathering space for friends and family. There’s also a third large bedroom with a semi-private 4-piece ensuite and laundry area, offering flexibility for guests or older kids who want their own space. From the kitchen, step out onto the back deck that overlooks a large, fully fenced yard—plenty of space for kids to play, pets to roam, or summer BBQs. And if that’s not enough room, a green space with a playground sits just two doors down. With a back gate leading right out to it, the kids will never even need to set foot on the road. Located in Mountain Heights, this home is just up the street from Mike Mountain Horse Elementary School and offers quick access to all of Lethbridge via McMaster Boulevard. This isn’t just a house—it’s where your next chapter begins.