



**261 Couleesprings Terrace S
Lethbridge, Alberta**

MLS # A2295801



\$475,000

| | | | |
|------------------|---------------------------------------|---------------|-------------------|
| Division: | Southgate | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,576 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Lawn, Standard Shaped Lot | | |

Heating: Forced Air

Floors: Laminate, Linoleum, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Laminate Counters, Pantry, Storage

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener + remote, central air conditioner

A fully finished 2 storey in Southgate with detached garage and great access to amenities! This unique home offers a floor plan that's anything but cookie cutter. There's a covered front verandah that welcomes you to your formal entry-way. The wrap-around main floor is bright and boasts a gas fireplace in the living room, 2 piece bathroom, spacious kitchen that enjoys plentiful counter space and a corner pantry. The second floor has 3 bedrooms and two 4-piece bathrooms, with the primary bedroom containing 2 closets! The basement wraps around as well, and shares 2 well sized family rooms, making it easy to contain your family's needs! Complete with 3 piece bathroom and laundry space, there is lots of room for everyone to enjoy. There's a double detached garage in the rear while still saving space for a patio and deck, the perfect place to enjoy this summer!