



**387 Couleecreek Court S  
Lethbridge, Alberta**

**MLS # A2105361**



**\$839,900**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,923 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer and Dryer with pedestal, All window coverings including curtains, rods and blinds, underground sprinklers, Air Conditioning, 2 Garage Door remotes, Alarm System, HRV, Humidifier, Ceiling Speakers throughout, fridge under stairs, freezer in garage, Shed

Welcome to this exquisite bungalow nestled in the heart of Lethbridge with its thoughtful design, expansive living space and picturesque surroundings. This home opens an unparalleled living experience with surround sound throughout. It comes with 9 foot ceilings, hardwood floors, custom maple cabinets, granite countertops, and in floor heating on the main floor (except bedrooms and hallway that are carpeted upstairs) and the entire basement. The double attached garage, which includes in floor heating throughout, has two single garage doors with one side extra deep at 24' x 28'. The man door out the side of the garage leads to steps that follow along the whole side of the house taking you into the backyard. Three spacious bedrooms on the main floor provide comfort and privacy with an additional two bedrooms on the lower-level, offering flexibility for guests or a growing family. There are three well appointed bathrooms catering to both convenience and luxury. The ensuite includes an air-jet tub and a 5 foot custom tiled shower. Enjoy this seamless flow of the open concept living room which displays a wall of windows and a fireplace to enjoy for those cooler fall evenings. Step into the dining room and kitchen which boasts modern appliances, ample counter space and a convenient layout making perfect space for culinary adventures. The door to the outside leads onto the large covered deck that spans 25 feet across the back of the home where you can relish in the serene pond views. With a perfect backdrop for morning coffee or evening gatherings the walkout basement extends your living area and opens endless possibilities for recreation, relaxation, or entertainment. Experience comfort throughout the home with the added luxury of in floor heating through the basement. This beautiful home is ideally situated with a pond view in the back creating an ambience of tranquility and natural

beauty. Spread across 1923 square feet, this bungalow provides ample room for all your lifestyle needs. Don't miss out on a chance to own this captivating property in a quiet cul-de-sac that seamlessly blends modern living with the serenity of nature. Schedule a viewing with your realtor today to fully appreciate the beauty and charm of this Lethbridge gem.