



**1, 262 Couleesprings Terrace S
Lethbridge, Alberta**

MLS # A2137840



\$460,000

Division:	Southgate		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,672 sq.ft.	Age:	2018 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 325
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-75
Foundation:	Poured Concrete, Slab	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, microwave, oven, window coverings, overhead garage heater, garage shelving, garage cabinets, a/c, washer, dryer, wood mantels

Welcome to Block 19! Discover this stunning three-bedroom, two-and-a-half-bath, end unit executive condo in the desirable Coulee Creek neighborhood, just minutes from shopping, parks, and restaurants. Surrounded by majestic spruce trees, this condo offers a serene and private setting that you can enjoy from your extra-large deck—perfect for morning coffee or entertaining. Inside, the open floor plan features modern finishes, including an open concept main floor with luxury laminate flooring. The kitchen has a large island with plenty of seating, a gas cooktop, and quartz countertops. Glass railings highlight the contemporary design, creating a bright and airy atmosphere. Upstairs, you’ll find three spacious bedrooms, including a primary with an ensuite bathroom and a huge walk-in closet, 2 more bedrooms and 4 piece bathroom. Laundry is also conveniently located steps away from the bedrooms. The garage in this home will be appreciated by many, as it can fit 2 vehicles, is heated and is completely finished with shelving and cabinets. Condo fees cover management and exterior maintenance, ensuring a maintenance-free, lock up and go lifestyle. Pets are allowed, and there are no age restrictions. With plenty of visitor parking and a location that can't be beaten, this condo offers the perfect blend of luxury and convenience. Book your showing today with your favorite REALTOR® and be prepared to fall in love with this beautiful unit and the maintenance-free lifestyle it offers!