



**96 Heritage Circle W
Lethbridge, Alberta**

MLS # A2140103



\$610,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,600 sq.ft.	Age:	2003 (21 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Central Vacuum, Crown Molding, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer and Dryer, All window coverings including curtains, rods and blinds, Underground Sprinklers, Air Conditioning, Garage Door Remote, Built-in Vac and attachments, Humidifier, Second Microwave, Bidet, 2 Chairs, Pergola, Concrete Bench, Barbeque

Welcome to 96 Heritage Circle – a home that's sure to sell quickly! This expansive 1,627-square-foot bungalow features six generous bedrooms and three full bathrooms, ideal for large families or anyone who enjoys ample space. The primary bedroom, located at the rear of the house, includes a luxurious five-piece ensuite. At the front, a bedroom currently serving as an office boasts a newly installed large window that fills the room with natural light. A full bath conveniently separates this room from another spare bedroom, making it an excellent setup for young children or those who work from home. The stunning backyard stretches 96 feet wide, giving you the feeling of being in a private park. It's complete with a serene waterfall, a charming pergola area, and picturesque views down a lush green strip. The interior features high vaulted ceilings and freshly painted walls, with a walkout basement that ensures plenty of natural light floods the home, especially since it backs south. This meticulously maintained home exudes warmth and care from the moment you step inside. The main floor showcases an open-concept design with high vaulted ceilings and beautiful herringbone hardwood floors. Off the dining room, a massive deck wraps around the back of the home, equipped with a rough-in for a gas line – and the barbecue stays! This expansive deck is perfect for summer barbecues or early morning cups of coffee, enjoying the park views. Situated in a premium lot and location, the home is nestled in a quiet cul-de-sac. Convenience is key with a main-floor laundry room complete with cabinetry and space for an ironing board – no more trips to the basement for laundry! The exterior of the home has been recently updated with a new front door, a freshly painted garage door, and additional stonework. The front also features extensive

concrete, perfect for parking an RV. Additional upgrades include a Beehive-operated sprinkler system, updated pot lights and fixtures controlled via an app that can change colors inside and out, a new hot water tank installed in 2024, a new 30-year asphalt shingle roof installed in 2021, and freshly cleaned ducts, dryer, and fireplace. All appliances were updated in 2017, including the washer and dryer. Don't miss the opportunity to view this exceptional home – it truly is a rare find!