



**245 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2141529



\$525,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, No Neighbours Behind, Landscaped, Standard Shaped Lot, Slope		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: bed/desk combo in upstairs bedroom, hot tub.

Fully Finished move-in ready 2 storey home in Country Meadows Estates with no rear neighbours! Wide open views off the deck! This well appointed home features 4 bedrooms, 3.5 bathrooms, and a very functional floor plan with modern colour scheme. Main floor features entry open to above. Open plan for kitchen, dining, & living room. Laminate floors and 9 foot ceilings on main. So much natural light in this home! Kitchen features quartz counters, large island, pantry, and stainless steel appliance package with built-in microwave. Dining room has sliding glass doors to deck with staircase to yard. Upper level houses 3 large bedrooms including primary bedroom with 4 piece ensuite featuring double sinks and 5 ft walk-in shower. Primary bedroom also has a walk-in closet The other 2 bedrooms are a good size & have custom built-in shelving that this builder is known for. Another full 4 piece bath with tub/shower combo, and a separate laundry room complete the upper level. Basement is fully developed with a good size family room with big window that lets in tons of light, a 4th bedroom, another 4 piece bath with tub/shower combo, and a nice furnace/utility room that gives you lots of storage! Garage has overhead shelving to help with more storage. Yard is fenced, landscaped and ready for you to enjoy. Home has conveniences of central a/c, central vac, & even includes a Hot Tub!