



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**30 Heritage Crescent W
Lethbridge, Alberta**

MLS # A2143142



\$439,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,246 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Standard Shaped Lot, Underground Sprinkler		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s)		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer/Dryer, All Window Coverings, Central A/C, Garage Door Opener and Remotes, Central Vac & Attachments

Welcome to 30 Heritage Cres W, a stunning, MOVE-IN ready family home and almost all of the furniture can be included! This immaculately maintained residence features hardwood and tile flooring throughout, complemented by quartz counters in the kitchen and bathrooms. Vaulted ceilings soar throughout the main floor, enhancing the sense of space and airiness. Walking into the home you are welcomed by the inviting front living room that is the perfect place for drinking a coffee or tea in the morning or relaxing with a book in the evening. The heart of the home, the kitchen, boasts natural light streaming through a skylight and the large picture window from the dining room. Step outside onto the expansive composite deck patio, perfect for entertaining or enjoying peaceful evenings outdoors. The upper level is designed for relaxation and privacy, with a dual closet in the primary bedroom and a 4-piece ensuite featuring dual vanity sinks. Two additional bedrooms share a well-appointed 4-piece main bathroom. The stairs down from the kitchen lead to a spacious family room where a gas fireplace creates a cozy ambiance. Adjacent to the family room on the third level is a convenient dry bar, ideal for entertaining guests. A practical 3-piece bathroom on the third level is combined with the laundry room. The lower level features a fourth bedroom, perfect for guests or a home office, along with ample storage space and the furnace room. Additional features include central AC, central vacuum with attachments, ensuring effortless maintenance, and a beautiful backyard with a full vegetable garden along with a BBQ that stays. A double attached garage, insulated and painted, offers convenience and ample storage. And with the potential to have nearly all of the furniture and decor be included this makes for a perfect home option for anyone moving from out of province or who want

immediate short term rental income. A 6 minute drive to the university, 1 minute to groceries, banking, dining, and more. Call your agent today to book a private viewing and don't miss your chance to make 30 Heritage Cres W your new address!