



**170 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2150370**



**\$469,900**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,625 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** TV Mounting Brackets

This is a wonderful move in ready to go family home with Air Conditioning!!!! On the main floor there is a half bath, separate office space, and open concept living/dining combo area. The living room features a fire place cozy for the winter months, the kitchen offers quartz counter tops, pantry and patio doors to the deck and backyard. Upstairs you will find the primary bedroom which has a 4 piece ensuite, large walk in closet, 2 other bedrooms, a full bath and a good sized bonus room! Downstairs is unfinished, perfect for storage, or finish it off for some extra living space. Be the first to view this home!