



**272 Cougar Way N  
Lethbridge, Alberta**

**MLS # A2152573**



**\$539,000**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,375 sq.ft.	<b>Age:</b>	2001 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Double Garage		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Lawn, Garden, No Neighbours Be		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Jetted Tub, Kitchen Island, Pantry		

**Inclusions:** N/A

Beautiful bi-level home that features 2 GARAGES plus backs directly onto Legacy Park! This elegant home has 4 bedrooms and 3 bathrooms plus an additional bathroom in the detached shop! Enter into the large entry way that leads to the wide open kitchen and dining area. The kitchen also has a skylight and gas stove! Just off of the kitchen you have a gorgeous covered deck looking over the yard and onto Legacy park. The living room is spacious with a large window and lovely fireplace. The primary bedroom is an oasis on the upper level with walk in closet and ensuite that has a shower and jetted tub. Main floor laundry is also a huge bonus. The lower level has 2 more bedrooms, another full bathroom and family room that also has a fireplace. Out into the back yard you will see an organic garden as well as a large paved RV parking pad. Let's talk shop: This is a 30' x 26' detached shop and it's heated, has 220v power, floor drain, Hot and Cold water and a 2 piece bathroom! Absolutely perfect for any projects! Additionally the home has been plumbed with In-floor heating! It's already hooked up for the ensuite bathroom and dining room floor and the lines are there if you'd want to add it to the garage and basement floors! This is an amazing home in an excellent neighbourhood with the perfect park just off of your back yard!