



GRASSROOTS
REALTY GROUP

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**535 Couleesprings Crescent S
Lethbridge, Alberta**

MLS # A2157074



\$530,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,919 sq.ft.	Age:	2009 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)

Inclusions: Fridge, Double Oven, Countertop Range, Dishwasher, Central Vacuum and all Attachments, All Blinds and Window Coverings, Garage Door opener and remote, OTR Microwave, Moveable shed, Rain Barrel system, storage shelves in basement and garage, ceiling rack in the garage.

Step into this immaculately maintained 3-bedroom plus office, 3-bathroom home, where modern finishes and thoughtful architectural design seamlessly blend together. The main floor boasts beautiful hardwood flooring and a tiled entry, leading into an open concept layout that is perfect for both entertaining and everyday living. The kitchen is a chef's delight with plenty of cabinets, a large island with additional seating, and a dining room that overlooks the backyard. Summer entertaining is easy with walk-out access to the back deck! The living room, with its cozy tiled fireplace, provides a perfect spot for relaxation. Upstairs, you'll find your office, another family room and three bedrooms. The spacious master suite is your personal retreat, featuring a luxurious 5-piece ensuite complete with double sinks, a soaker tub, a glass shower, and a large walk-in closet. The clean, unfinished basement holds incredible potential for development, offering ample storage space and the opportunity to customize it to suit your needs. The basement already has plumbing roughed in for a future bathroom! The attached 2-car garage ensures convenience and additional storage or space for your workbench. Outside, the gorgeous, fully fenced backyard is a gardener's paradise! It features a developed garden, with mature hydrangeas, flowering perennials and trees creating a private sanctuary. Enjoy the outdoors on the wooden deck that leads down to a large stamped concrete patio pad, with plenty of space for seating. Located in the coveted South Lethbridge, this home is within walking distance to Coulee Creek Park, Southgate Park, and Ridge Park. Additionally, it is close to schools, shopping, groceries, restaurants, gas stations, and all the amenities you could need. This home truly offers the best of both worlds, combining tranquility and convenience. Don't miss

the opportunity to make this stunning property your forever home!