



**182 Heritage Close W  
Lethbridge, Alberta**

**MLS # A2175608**



**\$565,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,425 sq.ft.	<b>Age:</b>	1990 (34 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Lawn, No		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Kitchen Island, No Smoking Home, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Fridge, Double Oven Stove, Dishwasher, Hood Fan, B/I Microwave, Washer, Dryer, A/C, Garage Door opener and 1 remote, window coverings, Built in shelving in Living room, 3 TV mounts (living room, family room and exercise room), white shelves in both smaller bedrooms upstairs, Makeup desk shelving and lighted mirror (primary bedroom), shelves in family room, fridge in bar area, glass hangers in bar area, drying racks in laundry area, shed, play structure, workbench & upper shelving in garage, (except for grey cabinet along the south wall), Home gym, Telus home security system, window and door sensors on the two bedroom windows in the basement, outside man door to the garage, family room windows, ring doorbell. (see contract) (if buyer wants to have the monitoring its about 35.00 per month. Privacy screen on back deck.

Prepare to be impressed by this remarkable 5-bedroom, 3 full-bath family home. Nestled in a tranquil crescent within the prestigious Heritage Heights subdivision, it boasts a location adjacent to a greenspace, complete with walking trails leading to the Coulees. The home has undergone numerous upgrades recently, the most notable being the extraordinary kitchen. This culinary haven, with its elegant quartz countertops and expansive island, is sure to satisfy even the most particular of chefs. The rest of the home has been refreshed with chic light fixtures, tasteful paint hues, and clever storage solutions. The upstairs main bathroom has been thoroughly renovated, featuring dual vanities, illuminated mirrors, contemporary light fixtures, and a new bathtub set against stylish tile. The spacious primary bedroom includes a built-in makeup desk, an illuminated mirror, and cool shelving. The family room is a haven for all, with its gas fireplace, exquisite built-ins, and a bar area with a fridge and shelving. With five bedrooms and three full baths, there's ample space for everyone, including an exercise area for a stationary bike, rower, and weight machine. The backyard is a private oasis, backing onto a greenspace with walking trails and pre-wired for a hot tub, should you wish to add one. Don't hesitate, come and experience this gem today!