



**131 Squamish Court W
Lethbridge, Alberta**

MLS # A2178779



\$465,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,509 sq.ft.	Age:	2001 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Lawn, No Neighbours Behind, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, A/C, Garage door opener and remote, Blinds, Underground sprinklers in the front and back

Welcome to 131 Squamish Court, a serene abode tucked away in a family-oriented and tranquil cul-de-sac, perfect for raising a family. This single-owner home has been meticulously maintained throughout the years. The expansive front entry is one of the home's highlights, offering ample space for multiple family members or guests to comfortably remove their coats and shoes. The main level is adorned with elegant engineered cherry hardwood floors and features a spacious, open layout and a generous kitchen complete with abundant cabinetry and a pantry, ideal for family living or entertaining. Upstairs, three roomy bedrooms await, all fitted with cork flooring; the master bedroom includes a private 4-piece ensuite, and a large closet, and alongside another 4-piece bathroom for the children. The lower level houses a sizable family room, an additional 4-piece bathroom, and a large laundry/utility area. The backyard will become your oasis, boasting patterned concrete pavers, a charming covered deck for those warm summer days, and a expansive garden area surrounded by beautiful trees and shrubbery, all with the added privacy of having no neighbors behind you. The roof was redone 6 years ago, and the hot water tank was replaced in 2017. Other great features of this home are the attached double garage, central air, underground sprinklers in the front and the back, brand new smoke detectors throughout. Don't delay in seeing this home you will be glad you did!