



**81 Salish Place W
Lethbridge, Alberta**

MLS # A2184324



\$500,000

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,295 sq.ft.	Age:	2005 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Few Trees,		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Gas Stove, Dishwasher, Microwave, Washer, Dryer, Underground Sprinklers, Central A/C, 2 Garage door openers and 4 Controls, All Window Blinds and Roll Shutters, Central Vac and Attachments,

Welcome to 81 Salish Place. A Premium Home - In A Premium Location! Located in a cul-de-sac and surrounded on 2 sides with a green belt and park, it just doesn't get much better. This family home features 4 bedrooms, 3 full baths, 2 Gas fireplaces (one is double sided), Walk Out Basement, Large Double Car Garage, Beautiful Landscaped Yard; featuring a large deck, patio with wind screen and Large Shop (insulated and lined with an overhead door). Upon entering the home, notice the Grand Entry. With more than enough space to welcome a large family. The floorplan is nice and open and you'll surely notice all the warm natural light streaming in from the abundance of windows throughout this amazing home. The kitchen is spacious with New Black Stainless Appliances, Walk-in Pantry and enough cabinets for the most discerning Chef. The dining area is large enough to entertain family and friends and opens up into the living area boasting a 2 sided fireplace and hardwood floors. Also on this floor you'll find a spacious Primary Bedroom with walk-in closet and a 4 pc ensuite, a large bedroom and 4 piece bath. On to the lower level, notice the walk out family room featuring Stamped Concrete Floors, Gas Fireplace, 4 piece bathroom and 2 more very spacious bedrooms. Walking out into the back yard you'll see the landscaping has been beautifully completed. Other attributes include; 220 In garage and shop, Hot and cold water taps on the exterior, Gas hook-up for BBQ, room darkening blinds throughout the lower level and Peka Roll Shutters in the dining room, roof shingles replaced in 2015. I'm not sure if you could do much more to perfect this home? Put this home on your must see list as "You're' Going To Love It!"