



**410 Bluebell Lane W  
Lethbridge, Alberta**

**MLS # A2205170**



**\$560,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,913 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Landscaped,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Pantry, Quartz Counters		

**Inclusions:** Blinds

A modern 2 storey in Country Meadows with NO rear neighbors! This home offers a functional floor plan and stylish custom features throughout, including inlay tile flooring in the foyer, a cozy fireplace with shelving and mantle in the living room and a walk through butlers pantry - and thats only on the main floor! The west-facing backyard brings in plentiful natural light to your kitchen and dining area, a shiplap feature wall brings interest to the living space, a convenient mud room that connects with the pantry makes bringing in groceries a breeze and there's a half bathroom to round out the main floor! Heading upstairs there is a bonus flex room - great as a living space, toy room or home office. There are FOUR bedrooms upstairs, a rarity in this market! There are 3 well sized bedrooms that share a 4 piece bathroom while the primary suite offers an elongated 4 piece en-suite and a walk-in closet. There is a laundry room with custom cabinetry, quartz counters and sink - you'll enjoy doing laundry again! The basement is partially finished with a large family room and storage space. The backyard is fenced and landscaped and best part - the VIEWS!