



**GRASSROOTS**  
REALTY GROUP

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**225 Cougar Way N  
Lethbridge, Alberta**

**MLS # A2205599**



**\$548,900**

<b>Division:</b>	Uplands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	1,707 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers		

<b>Heating:</b>	Central, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Brick, Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Bathroom Rough-in, Central Vacuum, Open Floorplan

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-L
<b>Utilities:</b>	-

**Inclusions:** n/a

This move-in ready 6-bedroom, 3-bath home offers over 2,300 sq ft of finished living space directly across from the stunning 73-acre Park similar to Henderson Lake Park and Nicholas Sheran in North Lethbridge's Uplands community. This home designed with flexibility and space in mind, it's ideal for large families, multi-generational living, or anyone needing room to grow. The home welcomes you with an impressive 17-foot foyer and flows into a bright, open-concept main floor with soaring 10-foot ceilings. Sun-filled living and dining areas are complemented by a spacious kitchen perfect for hosting. A versatile main-floor bedroom provides the ideal space for guests, a home office, or a playroom. Upstairs, the master suite offers a private retreat, joined by two additional bedrooms. The fully finished basement includes two more bedrooms and a large recreation area—perfect for entertaining or relaxing. A heated double garage with a 240V outlet supports EV charging, and the private cinderblock fenced backyard offers room to unwind or play. Set in a quiet, family-friendly neighborhood, this home is just steps from parks. It's an unbeatable combination of space, comfort, and one of the best locations North Lethbridge has to offer, this is unmatched value homes across from the 73-acre Park don't come available often—book your tour today ! Call your realtor to schedule your private viewing today!