



**155 Cabot Landing W
Lethbridge, Alberta**

MLS # A2205772



\$650,000

| | | | |
|------------------|--------------------------------------|---------------|------------------|
| Division: | Garry Station | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,565 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached, Parking Pad | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Low Maintenance Landscape | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Separate/Exterior Entry, Finished, Full, Suite | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R-M |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s) | | |

Inclusions: 2 x Fridge, 2 x stove, 2 x dishwasher, 2 x washer, 2 x dryer, 1 central air conditioner, garage door opener + remote

A legal suite in Garry Station! Whether you want to offset your mortgage or take on an investment property, this bi-level is a great option to step into an investment portfolio. This practical home offers plentiful off-street parking for both units, the main floor has soaring vaulted ceilings and quartz counters throughout and there's a total of 5 bedrooms and 3 full bathrooms! Stepping inside there is a bright main floor with spacious foyer, an open concept living, dining and kitchen space with bonus coffee/bar station in the kitchen complete with bar fridge, a well sized dining area and a cozy living room with fireplace. There's 2 bedrooms that are situated on the main floor that share a 4 piece bathroom and a laundry room. The primary suite sits above the garage and offers privacy, along with a 4 piece ensuite (including soaker tub AND shower) plus a walk-in closet. The basement has a full kitchen open with the living space, 2 bedrooms (one with a walk-in closet!), 4 piece bathroom and laundry room!