



GRASSROOTS
REALTY GROUP

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**155 Cabot Landing W
Lethbridge, Alberta**

MLS # A2205772



\$644,900

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!