



**149 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2208814



\$535,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,384 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage Door Opener + 1 remote, Window Coverings, Garage Heater (as is), Underground Sprinklers, A/C Unit

This beautifully maintained, former Avonlea Showhome, offers many wonderful characteristics for the discerning home buyer. Featuring four bedrooms, three and a half bathrooms, granite countertops, air conditioning, main floor laundry, contemporary wall colours and fixtures, this gorgeous family home is welcoming, bright and warm! With a well designed main floor, perfect for family gatherings, a large lower level family room, and a good sized utility room storage, this home offers plenty of space for everyone and everything! As if this wasn't enough, just wait; The backyard is an absolute oasis, home to meticulous landscaping, custom made garden beds, aspen trees, and a lovely pergola, all accessible through your walk-out basement. Country Meadows is close to the YMCA, shopping, schools, trails and all amenities. Make your new home this home before it's gone!