



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

4 Heritage Point W Lethbridge, Alberta

MLS # A2210338



\$689,900

Division:	Heritage Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,819 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Faces Front, Insulated, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Rolling		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Tile	Sewer:	Public Sewer
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Aluminum Siding , Silent Floor Joists, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected, Phone
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Central Air Conditioner, Dishwasher, Range, Refrigerator, Stove(s), Washer/Dryer, Central Vacuum		

Location, Elegance and room for your growing family or Executive living on a corner lot in an amazing community. The oversized and extra tall garage is perfect for your toys with loads of room for hoists. This well cared for and loved home has had many upgrades in the last year. New taps and lights throughout, along with new appliances, painting and landscaping also been partially updated. Come see this beautiful two story family home with a walk out basement in the wonderful Heritage Heights community. This massive property features over 4000 square feet of finished living space. Welcome to this stunning two-story home with an open main floor plan boasting a tile entry and hardwood flooring. Walk in to see your beautiful naturally lit den. The gourmet kitchen is a chef's dream, featuring floor-to-ceiling cabinets, granite countertops, stainless steel appliances, a spacious granite top island, and a large corner pantry. The living room features a natural gas fireplace with a custom woodwork mantle. Adjacent to the kitchen, you'll find a charming breakfast dining with garden doors leading to the first of two decks. The main floor also includes a formal dining room next to the living room, with another set of garden doors opening to a private second deck. Other main floor features include a laundry room and a 2-piece bath. The second level boasts a massive, enclosed bonus/flex room that has been pre-wired for a 7.1 channel surround system - great for a kids playroom or a family movie room! This floor features three bedrooms, including a primary bedroom with a spacious 5-piece ensuite that includes a tub/shower combo, a double vanity, and a walk-in closet. The walk-out basement offers a generous family room and a fourth bedroom. The basement also includes a 3-piece bath with a stand-up shower and double doors leading to the covered patio. Located just

a short walk from the coulees and Heritage Point Park. Call your favorite REALTOR® today so as not miss out on this opportunity.