



**GRASSROOTS**  
REALTY GROUP

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**228 Tartan Circle W  
Lethbridge, Alberta**

**MLS # A2211595**



**\$478,600**

<b>Division:</b>	West Highlands		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	735 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, None, Walk-Out To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows

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

**Inclusions:** fridge, stove, dishwasher, washer, dryer, blinds, garage door opener and controls(2), central vacuum and attachments, garage heater, u/g sprinklers

Welcome to one of the most refreshing homes on the market today; an exceptional custom-designed bi-level residence that stands apart from the rest! Say goodbye to "cookie cutter" and hello to a home that offers both character and functionality, complete with a super-sized heated double attached garage and convenient RV parking. Situated on a desirable corner lot and south-facing entrance overlook Tartan Park, where a scenic trail system invites you to enjoy fresh air and regular exercise, while the nearby playground is perfect for kids. The backyard is a private retreat, fully enclosed by a maintenance-free vinyl fence and shaded by mature trees. A separate storage shed provides the perfect space for your lawnmower and patio furniture. Step inside and discover a thoughtfully designed layout, offering over 1670 sq. ft. of finished living area. The main floor features a cozy living room with a focal gas stove and ample space for your large sectional. The bright and spacious dining area flows seamlessly into a well-appointed wraparound kitchen, offering plenty of cabinets and counter space. Adding to the home's convenience, this level also includes main-floor laundry, a front bedroom and a full 4-piece bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with its own en-suite. Sunlight pours in through the home's many large windows, creating a bright and welcoming atmosphere. The main floor also includes a dedicated mechanical room and a separate storage room, ensuring everything has its place. Additional features include air conditioning, all appliances, central vacuum with attachments, a heated garage with a 220-amp outlet, and even a BBQ gas outlet for your outdoor gatherings. This truly one-of-a-kind home is a must-see!

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