



GRASSROOTS
REALTY GROUP

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**638 Couleesprings Crescent S
Lethbridge, Alberta**

MLS # A2213201



\$669,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,283 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot, Few Trees, Landscaped		

Heating:	Fireplace(s), Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Bookcases, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Up right Freezer in Garage, Three steel Shelving units in garage, electric cook top

Looking for a one-of-a-kind home in immaculate condition in South Lethbridge? This stunning four-bedroom bungalow might just be the perfect fit for you. Meticulously maintained by its current owners and built by a reputable local builder, this home effortlessly blends contemporary design with everyday functionality. On the main floor, you'll find two spacious bedrooms and two beautifully finished bathrooms. The primary suite is a true retreat, featuring a luxurious 5-foot glass shower, heated tile flooring, and a generous walk-in closet. Convenient main-floor laundry adds to the home's practical layout—making daily living comfortable and efficient. The living room features a custom built-in cabinet that ties seamlessly into the kitchen design. The kitchen itself showcases clean lines, modern finishes, a distinctive peninsula, and a panelled refrigerator that blends beautifully with the cabinetry for a polished, integrated look. Downstairs, the fully developed basement offers a spacious recreation area complete with a cozy gas fireplace—perfect for movie nights or entertaining guests. You'll also find two additional large bedrooms and a third bathroom, making it an ideal space for family or visitors. This home was thoughtfully designed with low-maintenance living in mind. Enjoy the convenience of underground sprinklers, durable vinyl fencing, covered deck and professionally landscaped yard space that allows you to spend less time on chores and more time enjoying your home. This is more than just a house—it's a place where style, comfort, and quality come together. If you'd like to view this home please give us a call or reach out to your REALTOR® today. Opportunities to own a property this well cared for and uniquely designed don't come along often!

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