



Anne French
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314 CouleeSprings Terrace S
Lethbridge, Alberta

MLS # A2284227



\$879,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,450 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Lake, Landscaped, Street		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-SL
Foundation:	Block	Utilities:	-

Features: Bar, Central Vacuum, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

Elegant, charming, and beautifully bright, this exceptional Southgate home offers a rare blend of luxury, comfort, and thoughtful design. Perfectly positioned with a serene lake directly behind and a green strip along the side, the setting delivers privacy, natural beauty, and year-round views. Inside, the wide foyer opens to sun-filled spaces framed by large south-facing windows overlooking the water. The home features five bedrooms—three on the main floor and two in the walk-out basement, along with premium finishes including hardwood, tile, plush carpeting, and rich custom details throughout. The gourmet kitchen is a true standout, upgraded with granite countertops, an Italian marble backsplash, stainless steel appliances. Every bathroom has been modernized with high-end automated toilets featuring heating and self-cleaning functions. Additional upgrades include a new water softener, new hot water tank, new light fixtures, custom-made honeycomb blinds with remote control in the primary bedroom, and a fully programmable triple garage door system that syncs with your phone. Outdoor living is equally impressive. Enjoy a composite deck with new glass railing—light, durable, and perfect for relaxing or entertaining. The private primary suite sits on its own level, offering a peaceful retreat with a personal deck ideal for morning coffee or quiet evening views. The luxurious 5-piece ensuite features a striking double-sided fireplace, creating a spa-like atmosphere. The walk-out basement expands your living space with a spacious family room, wet bar, home theatre, two additional bedrooms, and direct access to a covered patio. A second fireplace adds warmth and ambiance, making the lower level perfect for gatherings or cozy nights in. Located close to walking paths, parks, restaurants, and shopping, this property offers a lifestyle of ease,

elegance, and connection to nature. A true standout in Southgate—crafted for those who appreciate quality and designed for those who love to live well. Don't miss your opportunity to make it yours. Contact your favor agent today to book a showing.