



Anne French
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**493 Squamish Lane W
Lethbridge, Alberta**

MLS # A2290493

\$459,000



Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	895 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.89 Acre		
Lot Feat:	Back Yard, Few Trees, Fruit Trees/Shrub(s), Landscaped, Native Plants, No E		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Dry Bar, French Door, Kitchen Island, Laminate Counters, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Walk-In Closet(s)

Inclusions: None

Located in the desirable Squamish area. This lovely home has been beautifully finished on all 4 levels. The large front driveway could accommodate 2 or 3 vehicles. As you walk into the spacious front entry you will find an open concept main living space, a well laid out kitchen with newer stainless steel appliances and an elegant spacious dining area with two side windows, bringing in additional light the main floor. The primary bedroom and walk-in closet are on the upper level, along with an additional bedroom and 4 piece bathroom and lots of storage areas. There is another large recently added 2 piece bathroom on the 3rd level with lots of storage, as well as a bright family room with a rear exit out to a beautiful and easy to maintain yard that is fully landscaped with a gorgeous patio and surrounded with shrubs, trees and oriental grass, to enjoy your own private oasis with no neighbours in the rear and is always super quiet. The 4th level was recently and professionally completed to include an extra large bedroom with good size window and a beautiful new 4 piece bathroom, making a total of 3 spacious bathrooms. The 4th level could also be used as the primary suite or a fabulous guest suite with its own rear entry which can also be accessed via the side of the house.. This elegant property has almost 1,700 square feet of developed living space and would be a pleasure to come home to. Book your showing with a Realtor today.