

**148 Cabot Landing W
Lethbridge, Alberta**

MLS # A2292443



\$539,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,480 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Walk-In Closet(s)		

Inclusions: N/A

his former showhome is in immaculate condition and still looks and feels like a brand-new home. Located on a desirable corner lot with alley access and no neighbours behind, this property offers extra privacy along with additional parking options that are hard to come by. The main level features a functional open-concept layout that feels bright, spacious, and welcoming from the moment you walk in. The all-white kitchen is both stylish and practical, complete with quartz countertops, stainless steel appliances, plenty of cabinetry, and a central island with extra seating. Just off the kitchen is the dining area, which flows seamlessly toward the sliding glass doors leading out to the deck and the fully landscaped backyard—an ideal space to relax while enjoying the added privacy of having no rear neighbours. Upstairs you’ll find three spacious bedrooms, including the primary retreat featuring a walk-in closet and a well-appointed ensuite with a walk-in shower and a full-size soaker tub, a feature that’s rarely found in homes of this size. The second level also includes another full bathroom, offering a practical layout for families or guests. The basement remains undeveloped, providing a blank canvas for future plans and an opportunity to add additional living space and build equity over time. As a former showhome, the garage received some thoughtful upgrades as well, being fully drywalled and painted, and even equipped with baseboard electric heating. A well-maintained home in a great location with thoughtful upgrades throughout, this property offers the comfort of a move-in ready home that still feels fresh and new.