Anne French
Your REALTOR®
Love where you live.

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157 Tartan Circle W
Lethbridge, Alberta

MLS # A2301795

$589,500

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,253 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-L
Foundation:	ICF Block	**Utilities:**	-
Features:	Bar, Granite Counters, Separate Entrance, Storage, Wet Bar		

Inclusions: T.V in living room, Paradigm speakers, Second dryer

Beautifully maintained and updated West Lethbridge home backing onto green space with a park! This property includes three bedrooms, three bathrooms, a new refrigerator and stove, new windows, ICF foundation, and a walk-out basement with no neighbors behind. Step inside and you'll see a large, open living room with plenty of room for seating. Through the dining area, you'll find the kitchen which features a central island with a breakfast bar and sink, granite countertops, a corner pantry, and tons of cupboard storage. The main floor bedroom can be used as a play room, hobby room, or home office, with a two-piece bath conveniently located nearby. The upstairs primary suite is a luxurious retreat, with a walk-in closet, four-piece ensuite, and laundry. Downstairs, a large rec room with a wet bar and gas fireplace provides the perfect spot to host friends, with a nearby bedroom and four-piece bath to set up a charming guest suite. The walk-out basement leads to a lower patio with stairs leading up to the landscaped backyard. Upstairs, a maintenance-free covered deck is perfect for enjoying your morning coffee with a view of the large park out the back. This home will let you spend countless hours of quality time outdoors, with quick access to the park's trails and a double attached garage to store equipment. If an expertly crafted home in an ideal location sounds like the spot for you, give your REALTOR® a call and book a showing today!

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