

**291 Tartan Circle W
Lethbridge, Alberta**

MLS # A2316691



\$575,000

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,571 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Asphalt, Cement Fiber Board, Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: fridge, stove, microwave, washer, dryer, dishwasher, window coverings, blinds, central vac attachments, garage door opener (2)

There's something special about coming home to a park. Nestled in a quiet, picturesque West Lethbridge neighborhood, this beautifully maintained 4-bedroom, 3-bathroom home offers more than 2,800 sq. ft. of thoughtfully designed living space and backs directly onto an expansive green space with walking paths and room to play. Step inside and be welcomed by soaring vaulted ceilings, an open-concept layout, and an abundance of natural light that creates an inviting atmosphere throughout. Designed for both everyday living and entertaining, the spacious main living areas flow seamlessly together while offering beautiful views of the park beyond. The primary suite is truly a sanctuary of its own, privately situated on its own level and featuring a massive walk-in closet and a generous ensuite designed for relaxation. With three additional bedrooms, plenty of room for family and guests, and a backyard that feels like an extension of the park itself, this home offers the perfect balance of comfort, space, and lifestyle. Contact your favorite REALTOR® for a viewing today!