

**109 Couleesprings Way S
Lethbridge, Alberta**

MLS # A2325714



\$499,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,568 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, See Remarks		

Inclusions: Fridge, stove, dishwasher, washer/dryer, central ac, garage door opener & remotes, window hardware & coverings, central vac+attachments

Welcome to 109 Couleesprings Way! This beautifully maintained two-storey home is in exceptional condition and offers the perfect blend of style, comfort, and functionality. Featuring 4 bedrooms, 2 full bathrooms, and 2 half bathrooms, this home is ideal for growing families. The spacious main floor boasts a bright open-concept layout with a chef-inspired kitchen, generous dining area, and inviting living room—perfect for everyday living and entertaining. A dedicated main floor office provides the ideal space for working from home or studying. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat with en-suite, along with a well-appointed full bathroom to serve the secondary bedrooms. Located in a highly desirable neighbourhood close to schools, shopping, parks, and other amenities, this home has been meticulously cared for and is truly move-in ready. Completing the package is a double detached garage, offering plenty of room for vehicles, storage, and hobbies. Don't miss your opportunity to own this fantastic home in one of the area's most sought-after communities!