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544 Couleesprings Crescent S Lethbridge, Alberta

MLS # A2339599



$599,900

Division:	Southgate		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,400 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	4	**Baths:**	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Heated G		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Landscaped, Rectan		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Fridge, Stoe, OTR Microwave, Dishwasher, Washer, Dryer, Central A/C, Garage Heather (as is), Garage door opener w/ remote, all window coverings.

Welcome to this beautifully maintained 1,400 sq. ft. bi-level by Greenwood Homes, ideally situated on a desirable corner lot in an established south Lethbridge neighbourhood. This impressive 4-bedroom, 3-bathroom home combines quality construction, generous living spaces and an exceptional backyard retreat. A spacious foyer welcomes you into the bright, open-concept main floor, where vaulted ceilings, large windows and engineered walnut hardwood flooring create a warm and inviting atmosphere. The kitchen features matching maple cabinetry, granite countertops and plenty of workspace, flowing seamlessly into the dining and living areas. The living room is highlighted by a beautiful fireplace, while the spacious primary suite offers its own fireplace, walk-in closet and 4-piece ensuite with a large soaker tub. A second bedroom, full bathroom and convenient main-floor laundry complete this level. The fully developed lower level feels anything but like a basement, thanks to its large windows and abundance of natural light. A massive family and recreation room provides plenty of space to relax or entertain with bonus features of a wet bar and gas fireplace. Two additional large bedrooms and another full 4-piece bathroom make this level ideal for teenagers, guests or a growing family. Outside is where this property really sets itself apart. Step from the home onto the covered rear deck, perfect for enjoying the outdoors in almost any weather. Below, the fabulous patio and entertaining area creates a backyard retreat complete with a pergola. The fully fenced and beautifully landscaped yard features mature trees, shrubs and perennials, underground sprinklers, raised garden beds constructed from quality Prairie Cedar and additional storage space. Additional highlights include central air conditioning, custom window coverings,

soundproofing underlay beneath the main-floor hardwood, and an impressive 24' x 22' heated attached garage. With approximately 1,400 sq. ft. above grade plus a fully developed lower level, exceptional outdoor living spaces and a sought-after corner-lot location, this is a home that offers far more than you might expect from a traditional bi-level. Beautifully cared for, extensively upgraded and ready for its next owner—this is one you'll want to experience in person.

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