

**1044 Caledonia Place W
Lethbridge, Alberta**

MLS # A2340440



\$689,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,281 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: fridge, built-in cooktop, O/H hood fan, wall oven, dishwasher, window coverings, A/C, U/G sprinklers, hutch cabinet in basement, bar fridge, 4 chairs for kitchen island, washer/dryer, upright deep-freeze in utility room

Finally! The perfect bungalow in the perfect location offered at the perfect price, with nothing left to do but move in! This home is situated on a pie lot in a serene cul-de-sac in The Crossings, backing onto expansive greenspace. You may decide to just stay home every night and relax on the deck! The main floor offers almost 1,300 square feet with a sunny south-facing living room, dining room, and a kitchen, plus a large walk-in pantry. A den at the front of the home works easily as a 4th bedroom with a 4-piece bath right beside it. The primary bedroom boasts a spacious walk-in closet and elegant 3-piece ensuite. Main-floor laundry keeps daily routines simple. Downstairs, the walkout basement offers a huge family room with a fireplace and wet bar, two more generous bedrooms, and a 3rd bathroom. The teens, the family, and all your company will want to unwind down here. Your large double garage covers off parking in winter too. This home still feels 'new' and is ideal for a small family or someone considering a comfortable retirement lifestyle. Walking distance to schools and everyday amenities makes this location even better. Move in and savour the good life at Caledonia Place! Quick possession available.