

336 Crocus Terrace W Lethbridge, Alberta

MLS # A2340927



\$484,950

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,478 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Quartz Counters		

Inclusions: Blinds

Welcome to The Melrose, an exceptionally styled over 1,400 sq. ft. four-level split located in the desirable new subdivision of Country Meadows. Boasting striking contemporary curb appeal, a covered front veranda, and low-maintenance landscaping, this cool and distinctive home immediately impresses. Step inside to an open, airy main floor enhanced by dramatic vaulted ceilings and a chef-inspired kitchen featuring gleaming quartz countertops, and a complete appliance package. Offering a fantastic four-level split layout for optimal separation of space, the home is built to modern energy-efficient standards to keep utility costs low. Outside, the low-maintenance yard offers an exceptional space to gather with friends while also having raised garden beds for green thumb enthusiasts, perfectly complemented by a spacious double detached garage. Add to your equity by adding a full bathroom and bedroom while still enjoying the amenities of modern living. Situated in a thriving up-and-coming neighborhood, this home presents an exceptional equity growth opportunity for smart buyers looking to plant roots in an exciting new community—schedule your private tour today!