

225 Cougar Way N
Lethbridge, Alberta

MLS # A2205599



\$548,900

Division:	Uplands		
Type:	Residential/House		
Style:	2 and Half Storey		
Size:	1,707 sq.ft.	Age:	2002 (23 yrs old)
Beds:	6	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, Open Floorplan		

Inclusions: n/a

This move-in ready 6-bedroom, 3-bath home offers over 2,300 sq ft of finished living space directly across from the stunning 73-acre Park similar to Henderson Lake Park and Nicholas Sheran in North Lethbridge's Uplands community. This home designed with flexibility and space in mind, it's ideal for large families, multi-generational living, or anyone needing room to grow. The home welcomes you with an impressive 17-foot foyer and flows into a bright, open-concept main floor with soaring 10-foot ceilings. Sun-filled living and dining areas are complemented by a spacious kitchen perfect for hosting. A versatile main-floor bedroom provides the ideal space for guests, a home office, or a playroom. Upstairs, the master suite offers a private retreat, joined by two additional bedrooms. The fully finished basement includes two more bedrooms and a large recreation area—perfect for entertaining or relaxing. A heated double garage with a 240V outlet supports EV charging, and the private cinderblock fenced backyard offers room to unwind or play. Set in a quiet, family-friendly neighborhood, this home is just steps from parks. It's an unbeatable combination of space, comfort, and one of the best locations North Lethbridge has to offer, this is unmatched value homes across from the 73-acre Park don't come available often—book your tour today ! Call your realtor to schedule your private viewing today!