



GRASSROOTS

REALTY GROUP

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**92 Heritage Circle W
Lethbridge, Alberta**

MLS # A2293867



\$729,900

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Heritage Heights | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,738 sq.ft. | Age: | 2003 (23 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.20 Acre | | |
| Lot Feat: | Back Yard | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | In Floor, Forced Air, Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stone, Stucco, Wood Frame | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Reverse Osmosis, Shed, Hood Fan, Air Conditioner, Underground Sprinklers, Freezer in Pantry, All window coverings including curtains, rods, and blinds, Garburator, Ceiling Fan, Washer and Dryer "as is", Fridge in Garage "as is", Central Vacuum/Attachments, 2 x Garage Door Openers

Tucked away in a quiet cul-de-sac in the highly sought-after community of Heritage, this beautifully maintained bi-level walkout offers over 1,700 sq. ft. of thoughtfully designed living space across the main floor and above the garage. Set on a massive lot backing onto serene green space, this property delivers the perfect combination of privacy, comfort, and everyday functionality. Step into a spacious front entry and head up to a warm, inviting living area featuring rich hardwood flooring, a striking three-sided fireplace, and expansive windows that flood the home with natural light. In-floor heating throughout all tiled areas—including the basement—adds an extra layer of comfort year-round. The kitchen and dining area were stylishly updated in 2020 with new countertops, appliances, freshly painted cabinetry, modern lighting, and refinished hardwood floors—blending contemporary updates with timeless charm. A large pantry, built-in desk space, and an impressive 4' x 4' skylight enhance both functionality and brightness. With four generously sized bedrooms, there's ample space for family and guests. The private primary retreat above the garage is a true highlight, featuring a spacious walk-in closet and a luxurious ensuite complete with an air tub, steam shower, and additional linen storage. Downstairs, 9-foot ceilings and oversized walkout windows create a bright, open lower level that feels anything but below grade. Outdoor living is equally exceptional, offering a covered patio with durable vinyl decking, stairs to the yard, and a gas line for effortless BBQ setup. The expansive backyard is ideal for entertaining or relaxing, with mature trees for added privacy, rock waterfall feature, underground sprinklers, and plenty of space for a future firepit area. Additional features include a new roof (2020), exposed aggregate driveway, stucco

exterior, plush carpeting, window blinds, reverse osmosis system, zoned in-floor heating, an oversized 23' x 25' double attached garage, and a convenient side shed for extra storage. Located in an established neighbourhood known for its mature trees and close proximity to amenities, this exceptional home offers space, style, and a truly unbeatable setting.