



**314 Coulee Springs Terrace S  
Lethbridge, Alberta**

**MLS # A2308916**



**\$859,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,450 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Parking Pad, Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Greenbelt, Lake, Landscaped, Lawn, No Neighbours Beh		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Block	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Skylight(s), Smart Home

**Inclusions:** N/A

314 Coulee Springs Terrace S &mdash; Lake back Living in Southgate &mdash; \$859,000 Wake up to water, not neighbours. This 5-bedroom, 3-bath home sits right on the lake with a side green strip, so you get privacy, light, and year-round views from the main living areas. Built in 2007, 1,450 sqft of thoughtful space that actually lives well. Main floor is bright and open, kitchen looks out to the lake, perfect for morning coffee. Upstairs, five real bedrooms give you room for family, guests, or a home office without the squeeze. Backyard feels private because the water is your rear neighbour. Basement just got brand new flooring, so it's fresh, clean, and ready for a gym, office, or movie nights on day one. Southgate location means quick access to schools, paths, and south-side shops, but the street stays quiet. Move-in ready, well cared for, and priced for the lakefront you actually get to use every day. Call your favorite agent to show you! We open to offers.