



**GRASSROOTS**

REALTY GROUP

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**174 Caribou Bend N  
Lethbridge, Alberta**

**MLS # A2309089**



**\$584,400**

<b>Division:</b>	Blackwolf 2		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,621 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Interior Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** Dishwasher, Washer, Dryer, Microwave, Stove, Garage Door Opener, All window coverings including curtains, rods, and blinds

Better than brand new! Have you been looking for a new home, but the thought of putting the finishing touches on it is too daunting?! This is the one for you! Air conditioning? Check. Front and rear landscaping? Check. Fully fenced? Check. Window coverings? Check. Washer and dryer? Check. Framing the basement? Check. Not only did this wonderful seller finish off all these things for you, they also upgraded a few things to elevate this home. Sleek glass railing, not one but TWO fireplaces, finishing the stairwell to the basement, permanent Christmas lights, extra built in shelves in the pantry, and the best looking garage you've seen in awhile; it's fully finished complete with paint, upgraded flooring, and incredible built in shelves you need in your life. This two storey home is wonderfully designed. Through the front door you enter in to a large sunken foyer, then up a couple steps in to your bright, open main floor. The kitchen boasts quartz countertops, stainless steel appliances, an island with good working space, and a walkthrough pantry with extra shelves. You'll love the fireplace in the living room with modern detail, making this space feel extra cozy! The glass railing flows nicely from the main to second floor and really does provide the wow factor and makes things feel higher end. The bonus room greets you at the top of the stairs, with another electric fireplace to make game nights and spending time together as a family even more cozy. Two bedrooms, laundry, and a full four piece bathroom are on the second floor as well as your primary bedroom. The primary features an incredible vaulted ceiling which totally transforms this space, and gives you your own oasis. Huge windows flood the entire space with glorious natural light. A nice size walk in closet and ensuite with walk in shower complete the space. We really need to talk about the

garage&hellip; it&rsquo;s extremely tall, and the built in bin storage system is incredible. It&rsquo;s finished to paint stage, has upgraded flooring, and is roughed in for a heater if ever you want one. Outside is fully finished with front and rear landscaping, and is fully fenced as well. Just bring the dog and they&rsquo;ll have all the room to roam! Located just a quick couple minutes walk to the phenomenal Legacy Park, you will absolutely love this neighborhood. This park is over 70 acres and features an epic playground, several paved walking paths, a spray park, sports courts, skate board park, picnic shelters, a sledding hill, a pond and wetlands, and a community pavilion. Your kids will practically live at this park year round! This home is also located close to schools, groceries, pharmacies, restaurants, and more. Give your REALTOR&reg; a call and come see this practically brand new home with flooded with upgrades.