



GRASSROOTS
REALTY GROUP

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**230 Couleesprings Grove S
Lethbridge, Alberta**

MLS # A2319291



\$869,900

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,818 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Landscaped, Many Trees, No Back Lane, Paved		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R-L
Foundation:	ICF Block	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Smart Home, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data

Inclusions: Fridge x2, Stove x2, Dishwasher x2, OTR Microwave x2, All TV Mounts and TVs, Garage Door openers and remotes, Washer/Dryer, Stackable Washer/Dryer downstairs, Generator, Wood Shelving and shoe racks in garage, Control 4 System, Popcorn Machine, Bar Fridge in Basement, Theatre seating, Central A/C, Exterior security system cameras, U/G Sprinklers and Controller, Wall Safe, Central Vac and Attachments

Welcome to 230 Couleesprings Grove S, an exceptional custom-built estate offering refined luxury, expansive living space, and outstanding income-generating potential in one of South Lethbridge's most prestigious neighbourhoods. Situated on a beautifully landscaped 0.26-acre pie-shaped lot, this impressive 2-storey residence features over 2,800 sq. ft. above grade, 5 bedrooms, 4 full bathrooms, and the flexibility to create a 6th bedroom. The bright, open-concept main floor showcases soaring ceilings, a dedicated office, and a stunning chef's kitchen complete with a massive island, black granite countertops, abundant cabinetry, and a walk-through pantry connecting directly to the mudroom and heated quad garage with mezzanine storage. Designed for modern luxury living, the spacious living room is enhanced by a fully integrated Control4 smart home system with built-in 7.2 surround sound, delivering seamless control of your home's entertainment and technology. Upstairs, you'll find three generous bedrooms, a large bonus room, and a luxurious primary retreat featuring a gas fireplace, walk-in closet, private laundry, and a spa-inspired 5-piece ensuite with dual vanities, soaker tub, and separate shower. The fully developed basement offers a theatre room with wet bar plus a self-contained 1-bedroom legal suite with separate entrance and laundry access—an attractive feature for investors seeking supplemental rental income or homeowners looking to offset ownership costs while maintaining privacy. Additional premium upgrades include zoned heating, central air conditioning, ICF foundation, 2x6 construction, Roxul insulation, HRV system, backup generator, Hardie board siding, underground sprinklers, and a private backyard surrounded by mature trees. A rare opportunity to acquire a high-calibre

property that seamlessly blends luxury living, advanced smart home technology, exceptional craftsmanship, and enduring investment value.