



**261 Couleesprings Terrace S
Lethbridge, Alberta**

MLS # A2323221



\$498,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Storage		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central air conditioner, garage door opener + remote

A fully finished 2 storey in Southgate with detached garage and great access to amenities! This unique home offers a floor plan that's anything but cookie cutter. There's a covered front verandah that welcomes you to your formal entry-way. The wrap-around main floor is bright and boasts a gas fireplace in the living room, 2 piece bathroom, spacious kitchen that enjoys plentiful counter space and a corner pantry. The second floor has 3 bedrooms and two 4-piece bathrooms, with the primary bedroom containing 2 closets! The basement wraps around as well, and shares 2 well sized family rooms, making it easy to contain your family's needs! Complete with 3 piece bathroom and laundry space, there is lots of room for everyone to enjoy. There's a double detached garage in the rear while still saving space for a patio and deck, the perfect place to enjoy this summer!