



**230 Heritage Close W  
Lethbridge, Alberta**

**MLS # A2324233**



**\$599,900**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,157 sq.ft.	<b>Age:</b>	1991 (35 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** window coverings, water softener, natural gas BBQ on deck, stools at island, shed

Welcome to a stunningly renovated retreat that offers ultimate peace of mind and luxury inside and out. Nearly every inch of this home has been meticulously renewed, anchored by a show-stopping modern kitchen featuring a gorgeous waterfall island and premium appliances less than three years old. The main level boasts beautifully upgraded bathrooms, effortless climate comfort with central air conditioning, and a seamless transition to outdoor living. Step outside to a covered deck equipped with a ceiling fan—perfect for summer evenings—complete with a dedicated natural gas BBQ hookup. The exterior is built to last with durable Hardie Board and stucco siding, framed by lush landscaping kept green via automated underground sprinklers. Beyond the aesthetics, this home offers incredible efficiency and mechanical updates that savvy buyers love. Equipped with 15 solar panels, the property enjoys drastically reduced utility bills year-round. Major capital upgrades are already taken care of, including a new roof in 2019, followed by a brand-new furnace, hot water tank, and central AC in 2021. For added peace of mind, the home features an included water softener and has absolutely no poly-B plumbing. Downstairs, the basement serves as the ultimate cozy retreat, featuring brand-new plush carpeting, a warm gas fireplace, a spacious bedroom, a full bathroom, a finished laundry area, and a generous storage room. This is truly a move-in-ready masterpiece.