



GRASSROOTS
REALTY GROUP

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27 Cougar Bay N
Lethbridge, Alberta

MLS # A2327209



\$529,900

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,320 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Level, Many Trees, Private, Street Light		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Storage, Suspended Ceiling, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Door Opener and Remote, Pool table, Fridge in Garage		

Tucked away on a quiet cul-de-sac in the desirable Uplands, this custom-built 1,300 sq. ft. bungalow offers timeless character, quality craftsmanship, and a layout that's as functional as it is inviting. From the moment you step inside, you'll be welcomed by soaring vaulted ceilings and a grand entryway that immediately makes the home feel bright, open, and spacious. Throughout the home you'll find beautiful hardwood flooring, custom windows, detailed tile work, and thoughtful architectural touches that give this property a truly one-of-a-kind feel. The living room is the heart of the home, featuring a cozy gas fireplace framed by oversized windows that overlook the beautifully landscaped backyard and covered deck. Just off the living room is the functional galley-style kitchen and adjoining dining area, creating an ideal space for everyday living while offering easy access to outdoor entertaining. The main floor also features a spacious primary retreat with vaulted ceilings, a walk-in closet, and a unique ensuite complete with a relaxing soaker tub and separate walk-in shower. Near the front of the home, you'll find one of its standout features: a dedicated office behind stunning arched glass French doors. Complete with a custom-built desk perfectly designed to fit the bay window, it's an inspiring space for working from home. A second main floor bedroom and a well-appointed 4-piece bathroom complete this level. The fully finished basement is built for entertaining, offering an expansive family room and games area with plenty of room for movie nights, gatherings, or simply relaxing. As an added bonus, the full-size pool table is included with the home. You'll also find a large third bedroom and a spacious 3-piece bathroom downstairs, making it an excellent space for guests or older children. Outside, the pride of ownership

continues with a meticulously maintained backyard featuring mature landscaping, an upgraded PVC fence, a covered deck, and a generous fire pit area that's perfect for enjoying warm summer evenings. Located on a peaceful street with minimal traffic, this exceptional custom bungalow offers the perfect combination of comfort, character, and quality in one of North Lethbridge's most established neighbourhoods.