



GRASSROOTS
REALTY GROUP

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**314 Coulee Springs Terrace S
Lethbridge, Alberta**

MLS # A2334794



\$798,000

Division:	Southgate		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,450 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Driveway, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Creek/River/Stream/Pond, Cul-De-Sac, Greenbelt, Lake		

Heating: Exhaust Fan, Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Carpet, Ceramic Tile, Hardwood, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Stucco

Zoning: R-L

Foundation: Block

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, No Animal Home, Open Floorplan, Skylight(s)

Inclusions: none

Beautiful bungalow located in a quiet cul-de-sac at 314 Coulee Springs Terrace South, offering 3 bedrooms up, 2 down, a walk-out basement, and a triple attached garage. The home sides onto a green strip and backs directly onto the park and lake, providing unobstructed four-season views and exceptional privacy with no rear neighbors. Conveniently close to schools, Superstore, and all amenities. Recent upgrades include new laminate flooring in the basement, fresh paint throughout, and modernized bathrooms featuring high-end automated toilets with heating and self-cleaning functions. Additional improvements include a new water softener, new hot water tank, updated light fixtures, custom remote-controlled honeycomb blinds in the primary bedroom, a fully programmable triple garage door system that syncs with your phone, a stunning Italian marble backsplash, and a composite deck with new glass railing as well as the Gemstone light which is fully automatic programed light. This impressive home is best appreciated in person—book a viewing or contact your preferred agent today.