



GRASSROOTS
REALTY GROUP

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**154 Lasalle Terrace W
Lethbridge, Alberta**

MLS # A2335501



\$660,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,627 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Central Air conditioner, Dishwasher, Stove, Refrigerator, Microwave Hood Fan, Garburator, Washer and Dryer, Window coverings including curtains, rods, and blinds, Central Vacuum/Attachments, 2 x Garage Door Openers

Beautifully decorated and backing directly onto the pond in desirable Cobalt Landing, this stunning bi-level home offers five bedrooms, three full bathrooms, and an ideal layout for families. From the moment you step inside, you'll appreciate the spacious front foyer featuring a charming built-in bench, a large double closet and countertop space—perfect for storing keys, bags, and everyday essentials. The main floor showcases vaulted ceilings, an electric fireplace that creates a warm and inviting focal point in the living room, and a thoughtfully designed kitchen tucked just off the main living area. The kitchen features timeless white cabinetry, black granite countertops, a corner pantry, and plenty of workspace for everyday living and entertaining. The dining area opens onto a deck overlooking the tranquil pond, providing the perfect spot to enjoy your morning coffee or unwind in the evening while taking in the beautiful views. Two bedrooms and a spacious four-piece bathroom with large vanity complete the main level. Privately situated above the garage, the primary suite offers a peaceful retreat. You'll love the newly installed vinyl plank flooring, including the custom stair nosing leading to the upper level. The primary bedroom features vaulted ceilings, a walk-in closet, and a well-appointed ensuite with double sinks and a 4-foot shower. The fully developed walkout basement is flooded with natural light thanks to the large windows and walkout design. This bright lower level offers a spacious family room with a cozy gas fireplace, two additional bedrooms, a full bathroom, and a conveniently located laundry area. Recent updates include fresh paint throughout, new vinyl plank flooring in the front entry and primary bedroom, an electric fireplace in the main living room, updated light fixtures, and a new kitchen faucet. Located on a quiet street in the

sought-after Cobalt Landing neighbourhood, this home is just minutes from Safeway, shopping, restaurants, schools, parks, and other everyday amenities. Contact your favourite REALTOR® today to book your private showing and experience everything this exceptional home has to offer!