



GRASSROOTS
REALTY GROUP

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**183 Crocus Terrace W
Lethbridge, Alberta**

MLS # A2336351



\$599,900

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,636 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	garage heater, shed, hot tub		

Here's your perfect family home tucked on a nice big pie lot, and packed with extras, with no neighbours behind! This fantastic two storey home has a walkout basement, concrete patio with privacy wall and hot tub, and a massive full width 24'x14' low maintenance composite deck. The main floor features a large living room, flooded with natural light from the big window, and a dreamy kitchen complete with a great size island, corner pantry, and top of line stainless steel appliance package. There is a 5' built in fridge/freezer combo, a Bertazzoni gas cook top, and built in wall oven and microwave. The half bath is conveniently located at the front of the home, tucked away from the living area. The second floor is very well designed with the bonus room in the middle, dividing the two bedrooms from the primary suite. The bedrooms are all a good size, and ALL of them have walk in closets! The primary bedroom is at the front of the home, and has fantastic windows and a three piece ensuite with walk in shower. The laundry is conveniently located just off the bonus room, with close access to all the bedrooms, so you might actually put those clothes away now! The basement is fully developed with another bedroom, and a great size family room with space for all the activities! The sellers added an epic sound system with built in speakers, so you'll want to host the big game here for sure. The walkout basement provides massive windows all around, and you'll hardly feel like you're in a basement. Outside is where things get really good... this yard is an entertainers dream. There's room for all your family and friends on the massive deck, and you'll love unwinding from the day in the hot tub with built in speakers around. Located in Country Meadows, you are just a couple minutes access to the highway, making getting around a breeze. You're two minutes from groceries, pharmacies,

restaurants, and all the amenities you need. Give your Realtor® a call and come see all this amazing family home has to offer!