



GRASSROOTS
REALTY GROUP

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**128 Cougar Road N
Lethbridge, Alberta**

MLS # A2336559



\$545,000

Division:	Uplands		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,213 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Central Vacuum, Kitchen Island, Laminate Counters, Pantry		

Inclusions: Bsmt Fridge, Underground Sprinklers (front & back), Garage Heater, Electric Fireplace

BUNGALOW LIVING in UPLANDS! Well cared for, MOVE-IN READY and offering plenty of space inside and out, this 1,213 sq. ft. bungalow features 4 bedrooms, 3 bathrooms, a fully developed basement and a double attached HEATED garage. Start at the south-facing covered front porch and step inside to a comfortable main floor designed for everyday living. The living room features a gas fireplace, while the kitchen offers an island, pantry and adjoining dining area with plenty of space to gather. The primary bedroom includes a 4-piece ensuite, with a second bedroom and another 4-piece bathroom also on the main floor. And one of the best parts of bungalow living — MAIN FLOOR LAUNDRY! Downstairs adds approximately 1,125 sq. ft. of developed living space with a large family room, bar area, two additional bedrooms and a 3-piece bathroom. One of the bedrooms also gives you options and could work well as a home office, hobby room or flex space depending on what you need. Outside, the large fully fenced and landscaped backyard gives you room to enjoy, complete with TWO decks for relaxing, entertaining and making the most of the warmer months. The double attached HEATED garage is another great feature for year-round Alberta living. This well-cared-for home has been completely painted, the sump pump was recently replaced, and the details have been thought about so you can simply MOVE IN and make it yours. Located in the Uplands neighbourhood, close to shopping, amenities and everyday conveniences, this home brings together space, functionality and a great location. 4 BEDROOMS. 3 BATHROOMS. MAIN FLOOR LAUNDRY. HEATED GARAGE. DEVELOPED BASEMENT. LARGE BACKYARD. MOVE-IN READY. Check out the Virtual Tour and come see everything this Uplands bungalow has to offer!

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