



GRASSROOTS
REALTY GROUP

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**34 Heritage Green W
Lethbridge, Alberta**

MLS # A2337023



\$585,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,545 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Gazebo, Landscaped, Lawn, Other		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows

Inclusions: Fridge, stove, dishwasher, OTR Microwave, Central A/C, Wine Shelving, Garage Door Opener.

Welcome to this beautifully updated walkout bi-level where style, comfort, and exceptional outdoor living come together. With over 2,400 sq. ft. of developed living space, this home has undergone extensive updates and is truly move-in ready. Inside, you'll find flooring renewed between 2021–2023, fresh paint completed in 2025, and new front and walkout doors added in 2026. The HVAC systems have all been updated within the past 10 years, the roof was replaced in 2024, and a solar system adds energy efficiency. Even the appliances are nearly new at just six months old. But what really sets this property apart are the spaces designed for entertaining and enjoying life. The custom wine room is unlike anything you've seen before, creating a showpiece that's sure to impress. Step outside and discover your own private retreat, complete with a professionally installed putting green and an outdoor living area that looks like it belongs in a magazine. Enjoy evenings around the outdoor fireplace, cook and entertain at the BBQ area, or relax beneath the fully covered gazebo. This backyard has been thoughtfully designed to be enjoyed from morning to night. Extensively updated. Beautifully finished. Incredible indoor and outdoor living. This is a home you simply need to experience in person. Seller is offering \$5,000 cash back on closing for converting the garage from a wine room back to garage.