



GRASSROOTS
REALTY GROUP

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**115 Mt. Crandell Cres W
Lethbridge, Alberta**

MLS # A2345865



\$499,000

Division:	Mountain Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,210 sq.ft.	Age:	1990 (36 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to your private oasis in the heart of Mountain Heights. This beautifully maintained 5-bedroom, 3-bathroom home perfectly combines generous living spaces, modern functionality, and exceptional outdoor privacy. Open-Concept Main Floor: Designed for effortless entertaining and everyday living, featuring seamless transitions between the kitchen, dining, and living areas. 5 Bedrooms & 3 Bathrooms: Offers plenty of room for a growing family, dedicated home offices, or host-ready guest suites. Huge Enclosed Sunroom: A versatile, light-filled bonus space that allows you to enjoy the outdoor views comfortably in every season. Incredible Landscaping: Meticulously designed grounds feature mature plantings and lush greenery, crafting a serene and secluded backyard retreat. Backs Onto Green Space: Enjoy added privacy with no immediate rear neighbors, opening up to sprawling natural views right from your property line. Prime Accessibility: Steps away from Lethbridge's scenic walking and biking path network. Family-Friendly Convenience: Located just minutes from local schools, neighborhood parks, and everyday amenities. A home that offers this level of care, space, and tranquil outdoor living in Mountain Heights is a rare find. Schedule your private showing today to experience it firsthand.