



GRASSROOTS
REALTY GROUP

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**139 Heritage Circle W
Lethbridge, Alberta**

MLS # A2349749



\$550,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,478 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: underground sprinklers (as is)

Welcome to this spacious and inviting family home in the established community of Heritage Heights! Offering 4 bedrooms, 3 bathrooms, a dedicated office, and 1,479 sq. ft. above grade, this unique multi-level home has plenty of room for the whole family. Step inside and a bright, welcoming entry with soaring ceilings sets the tone for the abundance of natural light you can expect everywhere here. The main living area features beautiful hardwood flooring and an open, airy feel, while the kitchen offers plenty of cabinetry and counter space, stainless steel appliances, a large island and a skylight overhead that fills the space with sunshine. The adjoining dining and living areas create an easy flow for everyday family life and entertaining. A gas fireplace keeps the living room cozy, and windows surround each wall. The primary bedroom is tucked up on its own level, giving you your own private oasis. A spacious bedroom, walk-in closet and ensuite featuring a large soaker tub and a large vanity complete with sitting station, perfect for doing your makeup! Throughout the home you'll find four bedrooms plus a dedicated office, giving you the flexibility for working from home, guests, or a growing family. Downstairs, the fully developed lower level adds even more functional living space with a great size family room, additional bedroom, 3 piece bathroom, laundry area, and storage. Outside, enjoy a fully fenced backyard with a nice size deck, and expansive brick patio—a fantastic setup for summer BBQs, kids, and entertaining. Add in the double attached, heated garage with 220 plug, and a convenient west Lethbridge location, and this home checks so many boxes. There is a walking path to the park just across the street, and schools, shopping, pharmacies, groceries, bus stops, and restaurants are all just a couple minutes away. Come see all this beautiful

home has to offer!