



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**37 Squamish Crescent W
Lethbridge, Alberta**

MLS # A2349781



\$619,900

Division:	Indian Battle Heights		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,521 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Landscaped, No Back		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, garage door opener and control, a/c unit, freezer, microwave, underground sprinklers front/back, sound system as viewed

Welcome to 37 Squamish Crescent West — the home you've been waiting for. This impeccably maintained 1,521 sq. ft. bi-level backs directly onto Squamish Park, offering beautiful views and the added privacy of no rear neighbours. Pride of ownership is evident throughout. The home features 4 spacious bedrooms plus a lower-level office, 3 full bathrooms, and a fully developed walk-out basement. Soaring 9' ceilings create an open, airy feel, while thoughtful upgrades such as maple cabinetry, two fireplaces, central air conditioning (new unit), built-in vacuum, underground sprinklers, and heated basement floors (boiler updated in 2024) add comfort and convenience. The primary suite offers private access to the back deck, a fabulous ensuite bath and a walk-in closet, and an air tub and steam shower provide a spa-like retreat at home.. The lower level is designed for both relaxation and entertaining, complete with a wet bar overlooking the family room and a built-in surround sound system. Step outside to a massive back deck overlooking the park — the perfect setting to enjoy warm summer evenings while watching the kids play. The heated, fully finished double garage includes central vacuum and a man-door to the backyard. The roof was replaced just two years ago, offering added peace of mind. With all appliances included and every detail lovingly cared for, this is a rare opportunity to own one of the most immaculate homes of its vintage currently available.