



GRASSROOTS
REALTY GROUP

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174 Caribou Bend N
Lethbridge, Alberta

MLS # A2350555



\$575,000

Division:	Blackwolf 2		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Interior Lot, Lawn, Level, Street		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: window coverings include blinds, rods, and curtains

Pictures convey so much more than words. Viewing the interactive 3D video tour captures what it could feel like to actually live in this home. But to really see how this particular home is DIFFERENTIATED FROM OTHERS in this brand new community you need to book a viewing with your REALTOR. Because everyone loves a new home, but they don't like to do or pay for all of the EXTRAS that a builder charges. This 1 year old home has 2, 5, 10 year new home warranty in effect and shows impeccably. If a practically brand new home is on your radar with the EXTRAS completed (OFFERED AT THE SAME PRICE AS NEW), where you can just move in and relax, take a 5 minute walk to Legacy Park with the kids, then this can be your new home. Real living WITHOUT THE STRESS of DOING MORE begins at 174 Caribou Bend North.