

196 Heritage Boulevard W
Lethbridge, Alberta

MLS # A2240709



\$545,000

Division:	Heritage Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,424 sq.ft.	Age:	1993 (32 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Greenbelt, Landscaped, Low Maintenance Landscape, Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Storage Shed, Garage Door Opener

Here is the spectacular Heritage Heights bungalow that you have been waiting for!!! For nearly 30 years, the current owners have taken great pride with this home - it has been lovingly maintained and extensively upgraded. Notable features include a bright sun-filled South facing floor plan, 3 plus 2 bedrooms, 3 full bathrooms, a new top-of-the-line gourmet kitchen with sprawling granite counters, extensive cabinetry with multiple built-in features and lighting, an integrated counter top stove, stainless steel fridge and built in oven and microwave, a breakfast nook in addition to a more formal dining space, gleaming hardwood floors throughout the main floor, 3 main floor bedrooms including an ultra-quiet master retreat with a remodelled ensuite with a deep soaker tub and custom-built tiled shower, a remodelled main floor bathroom with another custom shower, a fully developed basement featuring a separate family room and games room with roughed in plumbing for a future wet bar, 2 more bedrooms, and a third beautifully renovated bathroom. The double attached garage is fully finished and heated, central air conditioning has been added, and the yard features beautiful mature landscaping, an enclosed deck, a stone patio, and a storage shed. The location cannot be beat with quick access to shopping, transportation, schools, playgrounds and walking paths that are just steps away from the coulees., and the neighbours are fantastic! This one has it all....!!!