

\$747,500 - 450 Couleesprings Road S, Lethbridge

MLS® #A2099303

\$747,500

5 Bedroom, 4.00 Bathroom, 2,251 sqft
Residential on 0.15 Acres

Southgate, Lethbridge, Alberta

Exceptional Executive 2 Story Walk-out originally built by Bezooyen Contracting in one of the finest locations in the city! This executive home features beautiful landscaping and backs on to the largest park and pond in the Southgate neighbourhood. Be close to southside restaurants, big box store shopping(including Costco, Walmart, Home Depot, Lowe's, & Superstore), and other amenities! Current owners have updated carpets, landscaping, and added quartz counters in all the bathrooms. They have also replaced all of the appliances. Main floor features welcoming entry open to above and an office just to your left with glass insert door & vaulted ceiling. Open floor plan for living room, dining room, and kitchen. Beautiful hardwood floors on main. Living room features gas fireplace with floor to ceiling stone wall. Dining room is big and the windows along the back of the home allow for great views out to the yard and park, and let in plenty of natural light. Step outside to the covered deck and enjoy the weather in the warmer months. Power wind/privacy screen with remote to provide shade in summer months. Kitchen has granite counters, real wood cabinets, corner pantry, and updated stainless steel appliances. Just off the kitchen is an opening to mud room, laundry room, and entrance to 23x27 garage. A 2 pce bath completes the main. Second floor houses large primary bedroom with 5 piece ensuite that features tiled walk-in shower, and corner tub. There is



also a big walk-in closet. Two more good size bedrooms and another full bath complete the upper level. Walk-out basement is fully developed with family room that features gas fireplace, a large family room with built-in cabinets and closets, 2 bedrooms, and another full 4 piece bath. Direct Walk-out from basement to the covered patio and well manicured lawn. Home has conveniences of central a/c, tankless hot water(2021), air exchanger, underground sprinklers, and is roughed-in for central vac. Yard is fenced and landscaped and has a gate to step out to the expansive Coulee Creek Park with walking path, playground, and pond! Lot is a generous 54x125. Move in and enjoy the good life!

Built in 2009

Essential Information

MLS® #	A2099303
Price	\$747,500
Sold Price	\$735,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,251
Acres	0.15
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	450 Couleesprings Road S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge

Province	Alberta
Postal Code	T1K 5R5

Amenities

Parking Spaces	4
Parking	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Tankless Water Heater, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, Mantle, Stone, Tile
Has Basement	Yes
Basement	Finished, Walk-Out

Exterior

Exterior Features	Other
Lot Description	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, Standard Shaped Lot, Underground Sprinklers, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	January 3rd, 2024
Date Sold	January 23rd, 2024
Days on Market	20
Zoning	R-L
HOA Fees	0.00

Listing Details

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