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

MLS® #A2099303

### \$747,500

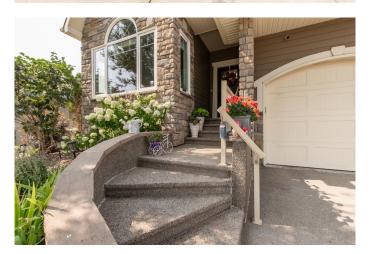
5 Bedroom, 4.00 Bathroom, 2,251 sqft Residential on 0.15 Acres

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

Half Baths

#### **Essential Information**

MLS® # A2099303 Price \$747,500 Sold Price \$735,000

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Square Footage 2,251 Acres 0.15

Year Built 2009

Type Residential
Sub-Type Detached
Style 2 Storey
Status Sold

1

# **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** 

## Listing Office REAL BROKER

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