

\$450,000 - 317 Crocus Terrace W, Lethbridge

MLS® #A2104237

\$450,000

3 Bedroom, 3.00 Bathroom, 1,563 sqft

Residential on 0.12 Acres

Country Meadows Estates, Lethbridge, Alberta

If YOU are looking for a newer home with some great upgrades on a big PIE-SHAPED lot in a great new neighbourhood then be sure to check out this Ashcroft Two Storey located in Country Meadows Estates!! You will love the floorplan with an attached HEATED, insulated & drywalled double garage that was bumped out an extra 4 feet!! A very rare find ! This home sits on a pie shaped lot giving more yard space PLUS you have no neighbours behind!! It shows as good as new inside and you won't be disappointed. The rear deck has extra storage underneath and you'll notice the extra patio below while you are enjoying time in your backyard. You'll appreciate the open space behind which allows you to see the mountains too! As you enter into a welcoming spacious foyer, past the powder room and into your beautiful kitchen with STAINLESS appliances(XL double door Fridge/Freezer combo, Bertazzoni 5 burner GAS stove top, built in oven and microwave) large island, QUARTZ counters and a walk in pantry too! Your kitchen is open to the spacious dining area and the living room too, all of which are sun-soaked with help from the large windows!! Moving upstairs you will find the convenient laundry, three bedrooms, including your large Primary bedroom with a luxurious 3 piece Ensuite and a walk-in closet, another large 4 piece bathroom, PLUS a Bonus room with vaulted ceilings over the garage! If you need another bedroom upstairs, you certainly could add a door and a closet



and you have
yourself a 4th bedroom. You will notice the
basement is open for your ideas with good
size windows allowing for a bright basement!
This is truly a great move in ready home.
Country Meadows Estates is an up and
coming neighborhood with easy access to
discovering the parks,
pathways and greenspaces throughout !! This
is truly a lovely home that may be just right for
you!

Built in 2017

Essential Information

MLS® #	A2104237
Price	\$450,000
Sold Price	\$437,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,563
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	317 Crocus Terrace W
Subdivision	Country Meadows Estates
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5L8

Amenities

Parking Spaces	4
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Parking	Double Garage Attached
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Interior

Interior Features	Kitchen Island, Pantry, Quartz Counters, See Remarks
Appliances	Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Microwave, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Yard, City Lot, No Neighbours Behind, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 29th, 2024
Date Sold	February 26th, 2024
Days on Market	28
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	Grassroots Realty Group
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