

# \$489,900 - 70 Heritage Circle W, Lethbridge

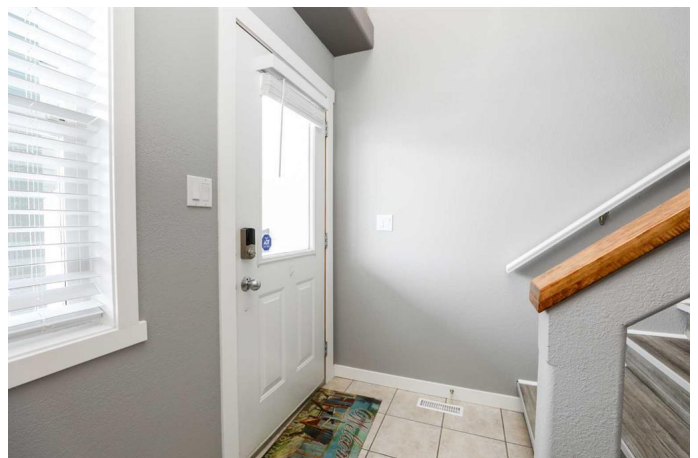
MLS® #A2110837

**\$489,900**

3 Bedroom, 2.00 Bathroom, 1,439 sqft  
Residential on 0.13 Acres

Heritage Heights, Lethbridge, Alberta

Welcome to your dream home! This stunning property boasts a prime corner location and an array of desirable features including two (2) heated garages. Step into a custom built residence, where every detail has been carefully considered for optimal comfort and style. All development is above grade in this charming abode which offers three (3) spacious bedrooms and two (2) full baths. The primary retreat features a custom walk in closet maximizing storage space. The convenient Jack and Jill door ensures both functionality and privacy. Downstairs another bedroom features another custom walk in closet with built in features. With updated flooring throughout, this home exudes modern elegance at every turn, providing a seamless blend of contemporary design and timeless appeal. Entertain with ease in the expansive living spaces, featuring a brand new wet bar and fireplace. Love the outdoors then this home boasts many options to choose from. A cozy front porch perfect for enjoying morning coffee or evening sunsets. Embrace the outdoors in style with a rear covered patio and pergola, ideal for BBQ season or relaxation in the warmer weather. It is also wired and ready for your hot tub to plug in and relax in. This property boasts not one, but two heated garages—a double attached garage for ample parking and storage, as well as a single detached garage providing additional flexibility and convenience. Car enthusiasts, gym, office or looking to have your own indoor shop this



property appeals to all. From the charming curb appeal to the thoughtfully designed interior spaces, this home is truly a sanctuary above the ordinary. Don't miss your chance to make this exquisite property your own—contact your favorite Realtor and schedule your own private showing.

Built in 2003

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2110837    |
| Price          | \$489,900   |
| Sold Price     | \$489,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,439       |
| Acres          | 0.13        |
| Year Built     | 2003        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Sold        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 70 Heritage Circle W |
| Subdivision | Heritage Heights     |
| City        | Lethbridge           |
| County      | Lethbridge           |
| Province    | Alberta              |
| Postal Code | T1K 7T3              |

**Amenities**

|                |                                                                                     |
|----------------|-------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                   |
| Parking        | Double Garage Attached, Front Drive, On Street, Parking Pad, Single Garage Detached |

**Interior**

|                   |                                                                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wood Counters                                                                                     |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                                              |
| Cooling           | Central Air                                                                                                                                                                          |
| Fireplace         | Yes                                                                                                                                                                                  |
| # of Fireplaces   | 1                                                                                                                                                                                    |
| Fireplaces        | Basement, Gas                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                  |
| Basement          | Finished, Full, Walk-Out                                                                                                                                                             |

## Exterior

|                   |                                             |
|-------------------|---------------------------------------------|
| Exterior Features | Balcony, Private Yard                       |
| Lot Description   | Corner Lot, Landscaped, Standard Shaped Lot |
| Roof              | Asphalt Shingle                             |
| Construction      | Vinyl Siding, Wood Frame                    |
| Foundation        | Poured Concrete                             |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 29th, 2024 |
| Date Sold      | April 17th, 2024    |
| Days on Market | 48                  |
| Zoning         | R-SL                |
| HOA Fees       | 0.00                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Braemore Management |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.