

\$530,000 - 535 Couleesprings Crescent S, Lethbridge

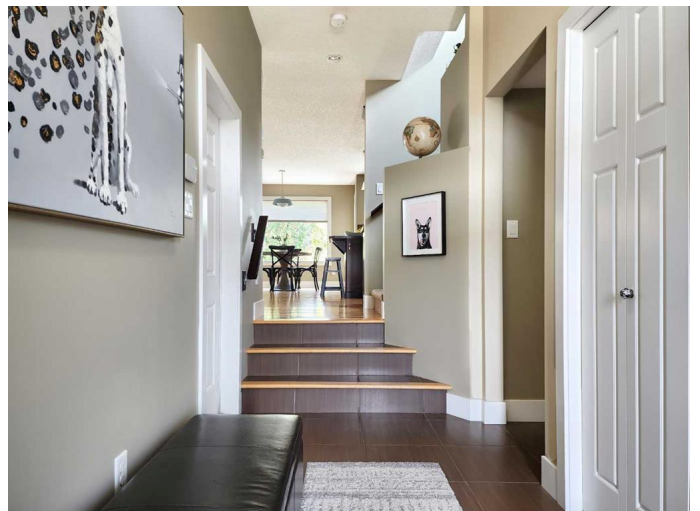
MLS® #A2157074

\$530,000

3 Bedroom, 3.00 Bathroom, 1,919 sqft
Residential on 0.10 Acres

Southgate, Lethbridge, Alberta

Step into this immaculately maintained 3-bedroom plus office, 3-bathroom home, where modern finishes and thoughtful architectural design seamlessly blend together. The main floor boasts beautiful hardwood flooring and a tiled entry, leading into an open concept layout that is perfect for both entertaining and everyday living. The kitchen is a chef's delight with plenty of cabinets, a large island with additional seating, and a dining room that overlooks the backyard. Summer entertaining is easy with walk-out access to the back deck! The living room, with its cozy tiled fireplace, provides a perfect spot for relaxation. Upstairs, you'll find your office, another family room and three bedrooms. The spacious master suite is your personal retreat, featuring a luxurious 5-piece ensuite complete with double sinks, a soaker tub, a glass shower, and a large walk-in closet. The clean, unfinished basement holds incredible potential for development, offering ample storage space and the opportunity to customize it to suit your needs. The basement already has plumbing roughed in for a future bathroom! The attached 2-car garage ensures convenience and additional storage or space for your workbench. Outside, the gorgeous, fully fenced backyard is a gardener's paradise! It features a developed garden, with mature hydrangeas, flowering perennials and trees creating a private sanctuary. Enjoy the outdoors on the wooden deck that leads down to a large stamped concrete patio pad, with



plenty of space for seating. Located in the coveted South Lethbridge, this home is within walking distance to Coulee Creek Park, Southgate Park, and Ridge Park. Additionally, it is close to schools, shopping, groceries, restaurants, gas stations, and all the amenities you could need. This home truly offers the best of both worlds, combining tranquility and convenience. Don't miss the opportunity to make this stunning property your forever home!

Built in 2009

Essential Information

MLS® #	A2157074
Price	\$530,000
Sold Price	\$515,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,919
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	535 Couleesprings Crescent S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5R3

Amenities

Parking Spaces	4
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Parking	Double Garage Attached, Off Street
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Interior

Interior Features	Closet Organizers, Central Vacuum, Jetted Tub, Kitchen Island, Open Floorplan, See Remarks, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Oven-Built-In, Dishwasher, Dryer, Electric Cooktop, Refrigerator, See Remarks, Tankless Water Heater, Washer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	BBQ gas line, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Lawn, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 13th, 2024
Date Sold	November 30th, 2024
Days on Market	109
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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