

**306 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2181930**



**\$459,900**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

The term Turn-Key quite literally defined! What an absolute treat it is to present to you #306 Crocus Terrace West. A tastefully decorated 4bdr, 4bth, fully developed, professionally styled, one-owner family home that shows 10/10. Not to mention the double detached garage, and landscaped private yard. A very rare and added bonus - this home has always been a pet/smoke-free home in case those allergies run fierce. Watch our video, do a drive-by, have that pre-approval in place, and then get this cutie on your shortlist to see ASAP!