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150 Heritage Close W Lethbridge, Alberta

MLS # A2187003

\$484,800



Division:	Heritage Heights		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,369 sq.ft.	Age:	1993 (32 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Peka Roll Shutters, Solar Panel system, Underground sprinklers and irrigation for plant beds

Location, condition, updates, and appeal; this property truly has it all! The neighbourhood of Heritage Heights has a family friendly vibe and minimal drive-by traffic. This home has been extremely well cared for inside and out and offers so many features and improvements in recent years. With all four levels fully developed, there is room for the entire family. The bright and open floor plan is highlighted by elevated vaulted ceilings, triple pane windows (several with Peka roll shutters), and 2 main level skylights. Richly stained hardwood flooring offers a classic and warm feel as well. Extensive updates include a well planned, modern kitchen with substantial cabinetry and counter space, breakfast bar, pantry cupboard, and an additional wall unit feature for exceptional storage. All three bathrooms, flooring, baseboards, casings, lighting, and plumbing fixtures have been modernized. The lower levels include a walk-out garden door to the back yard, cozy gas fireplace, large family room, oversized laundry area, a third bathroom with a huge walk-in shower, massive games room and plenty of storage. The recently installed solar panel system, H.E. furnace, central A/C, tankless hot water unit, sound insulation between floors, insulated joists and hot water pipes all add to the efficiency and affordability elements of the home. The exterior and fencing are low maintenance plus there are additional attributes that include a side deck with BBQ gas line, a concrete patio outside of the walk-out door, and provisions in place (spin piles and ledger board) for a huge upper-level deck option, as well as an insulated and finished garage. The professionally landscaped front yard comes complete with irrigated planters. You will enjoy all the perennials that pop up in both the front and back yard. Walkways, green strips, parks, coulee trails, shopping, restaurants, school access and only a

short distance to the University of Lethbridge are all location benefits.