

## 10 Squamish Court W Lethbridge, Alberta

MLS # A2194338



# \$559,900

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,651 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, N		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Refrigerator, Stove, Built In Oven, Microwave, Dishwasher, Washer, Dryer, Blinds & Rods, Garage Door Opener and Remote(s)

West Lethbridge Bungalows are hard to find. Ones that back onto a park are even harder. The ones that back and side onto a park with 6 bedrooms and 1651 square feet... well you get the idea. Welcome to 10 Squamish Court W. This is a home that not only ticks all of these boxes, it offers a whole lot more. You'll find granite countertops and built in appliances in the bright and open kitchen. You'll also find a natural gas fireplace with a stone feature wall from the hardwood floor up to the vaulted ceiling in the living room. These hardwood floors extend into the dining room and continue through to the large primary bedroom. This bedroom is big enough to have a king sized bed and large side tables with room to spare. You'll also find a walk in closet and an ensuite which features a large soaker tub, a separate shower, and heated tile floors. The main floor has two more bedrooms, one with its own walk in closet, and the other which is presently set up as a large office for those that work from home. The basement family room is absolutely massive. Massive enough that if you wanted to add a 7th bedroom you could, and you'd still have a big family room. Down here there's 3 more bedrooms, and none of these are small rooms either. Outside you'll appreciate the low maintenance landscaping and large two tiered deck with plenty of room for entertaining. Step outside your back gate, and you've got a large park with walking paths and a playground with one of the best slides in the city! You certainly cant beat the quiet street which is nearby to two elementary schools, groceries, restaurants, and much more. Homes like this don't come up every day, so make sure to check out the virtual tour and call your favorite REALTOR®; and book your viewing now!