

**258 Heritage Circle W  
Lethbridge, Alberta**

**MLS # A2205916**



**\$615,000**

<b>Division:</b>	Heritage Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,407 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Sloped D		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** Pool table and all accessories, Garage - built in wood shelf on the East wall and the tool hanger on the North wall close to the garage door, central air conditioner, underground sprinklers and controls, storage shed

Here is a spectacular home that checks all of the boxes!!! This beautifully maintained and extensively upgraded and updated walk-out bungalow backs on to Heritage Circle Park, and it features an ultra quiet cul-de-sac location, a sought-after East facing back yard, extensive renovations and upgrades (please refer to the "Notes from the Owner" in the Supplements), a bright sun-filled floor plan with more than 1400 square feet of main floor living space, 2 plus 2 bedrooms and 3 upgraded full bathrooms, a brand new kitchen with top quality stainless appliances and sprawling granite counter tops, upgraded hardwood, porcelain tile and luxury vinyl plank flooring, a beautiful primary suite with a brand new 5 piece ensuite and walk in closet with integrated main floor laundry, a fully finished 9 foot high basement with an enormous family room and games room with an "included" top-quality 10 foot pool table, a remote controlled gas fireplace, a utility room that features "home-run" plumbing with individual system lines, underground sprinkler controls, an upgraded 50 gallon water heater, new central vacuum and attachments, top quality "Trane" air conditioning, and a fully finished double garage with an upgraded garage door and opener. The low maintenance back deck has been recently expanded and is a wonderful, sheltered spot that overlooks the park. This home has it all - the neighbours and neighborhood are fantastic, and the Heritage Circle park location is close to shopping, schools, transportation and endless walking paths and the coulees... this one can't be beat!!!