

**149 Crocus Terrace W  
Lethbridge, Alberta**

**MLS # A2208814**



**\$535,000**

<b>Division:</b>	Country Meadows Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Underground Sprinklers		

<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>	Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, See Remarks		

**Inclusions:** Fridge, Stove, Dishwasher, OTR Microwave, Washer, Dryer, Garage Door Opener + 1 remote, Window Coverings, Garage Heater (as is), Underground Sprinklers, A/C Unit

This beautifully maintained, former Avonlea Showhome, offers many wonderful characteristics for the discerning home buyer. Featuring four bedrooms, three and a half bathrooms, granite countertops, air conditioning, main floor laundry, contemporary wall colours and fixtures, this gorgeous family home is welcoming, bright and warm! With a well designed main floor, perfect for family gatherings, a large lower level family room, and a good sized utility room storage, this home offers plenty of space for everyone and everything! As if this wasn't enough, just wait; The backyard is an absolute oasis, home to meticulous landscaping, custom made garden beds, aspen trees, and a lovely pergola, all accessible through your walk-out basement. Country Meadows is close to the YMCA, shopping, schools, trails and all amenities. Make your new home this home before it's gone!