

**228 Tartan Circle W
Lethbridge, Alberta**

MLS # A2211595



\$478,600

Division:	West Highlands		
Type:	Residential/House		
Style:	Bi-Level		
Size:	735 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air
Floors:	Carpet, Laminate, Linoleum, Tile
Roof:	Asphalt Shingle
Basement:	Finished, None, Walk-Out To Grade
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

Inclusions: fridge, stove, dishwasher, washer, dryer, blinds, garage door opener and controls(2), central vacuum and attachments, garage heater, u/g sprinklers

Welcome to one of the most refreshing homes on the market today; an exceptional custom-designed bi-level residence that stands apart from the rest! Say goodbye to "cookie cutter" and hello to a home that offers both character and functionality, complete with a super-sized heated double attached garage and convenient RV parking. Situated on a desirable corner lot and south-facing entrance overlook Tartan Park, where a scenic trail system invites you to enjoy fresh air and regular exercise, while the nearby playground is perfect for kids. The backyard is a private retreat, fully enclosed by a maintenance-free vinyl fence and shaded by mature trees. A separate storage shed provides the perfect space for your lawnmower and patio furniture. Step inside and discover a thoughtfully designed layout, offering over 1670 sq. ft. of finished living area. The main floor features a cozy living room with a focal gas stove and ample space for your large sectional. The bright and spacious dining area flows seamlessly into a well-appointed wraparound kitchen, offering plenty of cabinets and counter space. Adding to the home's convenience, this level also includes main-floor laundry, a front bedroom and a full 4-piece bathroom. Upstairs, you'll find three bedrooms and two full bathrooms, including a spacious primary suite with its own en-suite. Sunlight pours in through the home's many large windows, creating a bright and welcoming atmosphere. The main floor also includes a dedicated mechanical room and a separate storage room, ensuring everything has its place. Additional features include air conditioning, all appliances, central vacuum with attachments, a heated garage with a 220-amp outlet, and even a BBQ gas outlet for your outdoor gatherings. This truly one-of-a-kind home is a must-see!