

# \$599,900 - 258 Heritage Circle W, Lethbridge

MLS® #A2205916

**\$599,900**

4 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.12 Acres

Heritage Heights, Lethbridge, Alberta

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!!!

Built in 1999

### **Essential Information**

MLS® #	A2205916
Price	\$599,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.12
Year Built	1999
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	258 Heritage Circle W
Subdivision	Heritage Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7H8

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Yard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Underground Sprinklers, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	March 26th, 2025
Days on Market	34
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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