

# \$565,000 - 225 Cougar Way N, Lethbridge

MLS® #A2205599

**\$565,000**

6 Bedroom, 3.00 Bathroom, 1,707 sqft  
Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

Welcome to this spacious 6-bedroom, 3-bathroom family home, perfectly located just across from the 73-acre Legacy Regional Park, offering both a peaceful and convenient lifestyle. The home opens to a 17-foot-high foyer that leads seamlessly into a bright living area with 10-foot ceilings. The open-concept second floor overlooks both the foyer and the living area, enhancing the home's spaciousness. This home boasts ample space for growing families or those seeking room to entertain and relax. With a fully developed basement, new interior paint, and numerous updates throughout, it is ready to move in and enjoy.



## Key Features:

**6 Large Bedrooms:** Generously sized rooms perfect for family, guests, or even a home office.

**3 Full Bathrooms:** Well-designed bathrooms with plenty of space and modern finishes.

**Fully Developed Basement:** Ready for your personal touch with a rough-in for an additional bathroom, offering endless possibilities for expansion, entertainment, or a home gym.

**Gas Fireplace:** Cozy up during cooler months with a beautiful gas fireplace, adding both warmth and ambiance to the living space.

New Interior Paint: Freshly painted interior creating a bright, welcoming atmosphere throughout the home.

Cinderblock Fence: Offers enhanced privacy and durability, creating a secure and private outdoor space.

Newer Hot Water Tank & Newer Roof: Enjoy peace of mind with recent upgrades ensuring long-lasting reliability.

Duradeck Decking: Low-maintenance and high-quality decking perfect for relaxing outdoors and entertaining.

240V Outlet in Garage: Equipped with a 240V outlet, this garage is ready for your electric vehicle charger, providing ultimate convenience for eco-friendly living.

Located in a family-friendly neighborhood and directly across the street, the 73-acre Legacy Regional Park offers many amenities and unmatched recreational opportunities. As the first major regional park on the city's north side, it serves as an exceptional extension of your living space. This home is an absolute gem. Whether you're looking for space, comfort, or modern upgrades, this property offers everything you need. Don't miss the opportunity to make this your forever home!

Call your realtor to schedule your private viewing today!

Built in 2002

### **Essential Information**

MLS® #	A2205599
Price	\$565,000
Bedrooms	6

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,707
Acres	0.11
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey
Status	Active

### Community Information

Address	225 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6R5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Central Vacuum, Open Floorplan, Bathroom Rough-in
Appliances	Dishwasher, Range, Refrigerator, Washer/Dryer, Central Air Conditioner
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle



Construction	Stucco, Brick
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 25th, 2025
Days on Market	24
Zoning	R-L

### **Listing Details**

Listing Office	REAL BROKER
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