

# \$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 | 27               |
| Zoning         | R-L              |

## **Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.