

# \$460,000 - 1, 270 Couleesprings Terrace S, Lethbridge

MLS® #A2210147

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

If you're looking for a elevated adult living this is the space for you. This quiet end unit condo is bright and features three spacious bedrooms, two-and-a-half baths and is in the Coulee Creek neighborhood, just minutes from parks, shopping, and top tier dining spots. This home offers a peaceful, private escape you'll love coming home to. The oversized deck is perfect for morning coffee or entertaining guests in a natural setting. Inside, the open-concept main floor showcases modern finishes and luxurious laminate flooring, all part of the largest floor plan in the complex—only a select few units offer this much space! The kitchen is equipped with a large island, quartz countertops, a gas cooktop, and seating—ideal for both everyday meals and entertaining. It opens seamlessly into the dining and living areas, where extra windows bring in loads of natural light and offer beautiful views of the surrounding trees. A walk-in pantry and stylish 2-piece powder room complete the main floor. A glass-railed staircase keeps the space feeling large and open. The upper level you'll find three generous bedrooms, including a spacious primary suite with a walk-in closet featuring custom built-ins, and a modern 3-piece ensuite with a tiled walk-in shower. A 4-piece main bathroom, plus convenient upstairs laundry just off the primary bedroom. The tandem double garage provides room for two vehicles and includes ample storage space and possibilities. Condo fees



covering management and exterior maintenance give you the flexibility of being able to enjoy your new space with peace of mind. Pet-friendly, with no age restrictions, with plenty of visitor parking and an unbeatable location, this property perfectly blends luxury, privacy, and convenience. Opportunities like this don't come often—book your viewing today with your REALTOR® and see why this home stands out!

Built in 2018

### Essential Information

MLS® #	A2210147
Price	\$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.11
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1, 270 Couleesprings Terrace S
Subdivision	Southgate
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5P1

### Amenities

Amenities	None
Parking Spaces	2

Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz
Appliances	See Remarks
Heating	Central, Natural Gas
Cooling	Central Air
Basement	None



### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Membrane
Construction	Vinyl Siding
Foundation	Slab

### Additional Information

Date Listed	May 28th, 2025
Days on Market	49
Zoning	R-75

### Listing Details

Listing Office	REAL BROKER
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