

# \$478,600 - 228 Tartan Circle W, Lethbridge

MLS® #A2211595

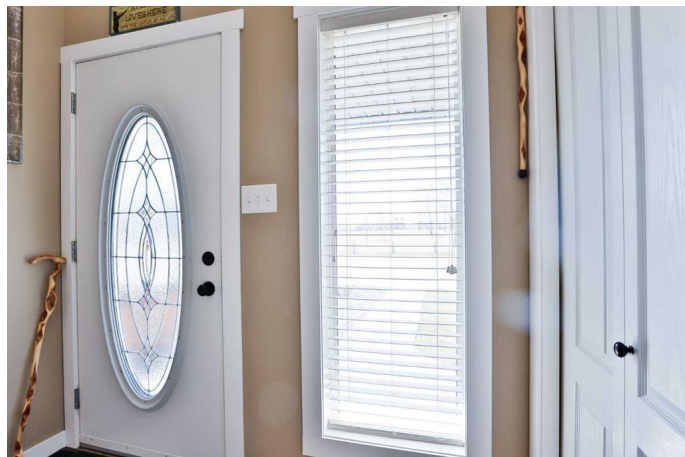
**\$478,600**

4 Bedroom, 3.00 Bathroom, 735 sqft

Residential on 0.14 Acres

West Highlands, Lethbridge, Alberta

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!

Built in 2007

### **Essential Information**

MLS® #	A2211595
Price	\$478,600
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	735
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	228 Tartan Circle W
Subdivision	West Highlands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5B1

### **Amenities**

Parking Spaces	5
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Open Floorplan, Recessed Lighting, Sump Pump(s), Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 15th, 2025
Days on Market	21
Zoning	R-SL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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