

\$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 | 25 |
| Zoning | R-SL |

Listing Details

| | |
|----------------|---------------------------------|
| Listing Office | RE/MAX REAL ESTATE - LETHBRIDGE |
|----------------|---------------------------------|

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