

**155 Cabot Landing W  
Lethbridge, Alberta**

**MLS # A2205772**



**\$644,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,565 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** 2 x Fridge, 2 x stove, 2 x dishwasher, 2 x washer, 2 x dryer, 1 central air conditioner, garage door opener + remote

A legal suite in Garry Station! Whether you want to offset your mortgage or take on an investment property, this bi-level is a great option to step into an investment portfolio. This practical home offers plentiful off-street parking for both units, the main floor has soaring vaulted ceilings and quartz counters throughout and there's a total of 5 bedrooms and 3 full bathrooms! Stepping inside there is a bright main floor with spacious foyer, an open concept living, dining and kitchen space with bonus coffee/bar station in the kitchen complete with bar fridge, a well sized dining area and a cozy living room with fireplace. There's 2 bedrooms that are situated on the main floor that share a 4 piece bathroom and a laundry room. The primary suite sits above the garage and offers privacy, along with a 4 piece ensuite (including soaker tub AND shower) plus a walk-in closet. The basement has a full kitchen open with the living space, 2 bedrooms (one with a walk-in closet!), 4 piece bathroom and laundry room!