

# \$949,900 - 230 Couleesprings Grove S, Lethbridge

MLS® #A2246259

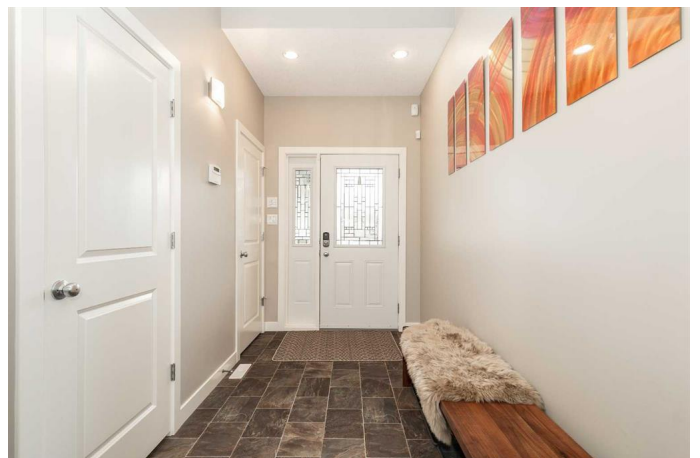
**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,819 sqft

Residential on 0.26 Acres

Southgate, Lethbridge, Alberta

Welcome to 230 Couleesprings Grove S – a rare blend of luxury, function, and income potential. This 2819 sq. ft. 2-storey home on a .26-acre lot boasts 5 bedrooms and 4 full bathrooms, with the flexibility to add 6th bedroom on the upper level floor. A legal basement suite with walk-up entrance makes it perfect for multi-generational living or added revenue. The wide-open main floor features soaring ceilings, one office, and a stunning kitchen with a massive island, black quartz counters, abundant storage, and a walk-through pantry leading directly to the mudroom and quad heated garage with mezzanine storage. The main living room includes a 7.2 surround sound system integrated into the Control4 home automation system, allowing you to manage built-in speakers, lighting, and more with ease. Upstairs, you'll find three large bedrooms, including a show-stopping primary suite with a gas fireplace, walk-in closet, separate laundry, and a spa-like 5-piece en-suite with dual vanities, soaker tub, and separate shower. A spacious bonus room (can be easily converted to the 6th bedroom) and a full upper bathroom with dual vanities complete the level. The basement offers a theatre room with wet bar plus the well-designed 1 bedroom legal suite with its own full bathroom and access to separate laundry in the basement. Zoned heating on every level, central A/C, Roxul insulation, ICF foundation, 2x6 wall construction, HRV system, back-up generator,



and Hardie siding ensure comfort, durability, and efficiency throughout the property. The fully landscaped, private backyard is surrounded by mature trees and comes equipped with underground sprinklers. This home delivers space, flexibility, and upscale living in one package – ideal for those who want room to grow without sacrificing style.

Built in 2010

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246259    |
| Price          | \$949,900   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,819       |
| Acres          | 0.26        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 230 Couleesprings Grove S |
| Subdivision | Southgate                 |
| City        | Lethbridge                |
| County      | Lethbridge                |
| Province    | Alberta                   |
| Postal Code | T1K 5P1                   |

**Amenities**

|                |                                                                                                                                             |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 7                                                                                                                                           |
| Parking        | Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, Additional Parking, Quad or More Attached, See Remarks |
| # of Garages   | 4                                                                                                                                           |

## Interior

|                   |                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Walk-In Closet(s), Sump Pump(s) |
| Appliances        | See Remarks                                                                                                                                         |
| Heating           | Fireplace(s), Forced Air                                                                                                                            |
| Cooling           | Central Air                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                 |
| # of Fireplaces   | 2                                                                                                                                                   |
| Fireplaces        | Gas, Living Room, Master Bedroom                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                 |
| Basement          | Exterior Entry, Finished, Full, Walk-Out, Suite                                                                                                     |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard, Storage                       |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped, Many Trees, Pie Shaped Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Cement Fiber Board, Veneer                                    |
| Foundation        | ICF Block                                                     |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 63                |
| Zoning         | R-L               |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | Lethbridge Real Estate.com |
|----------------|----------------------------|

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