

# \$995,000 - 230 Couleesprings Grove S, Lethbridge

MLS® #A2246259

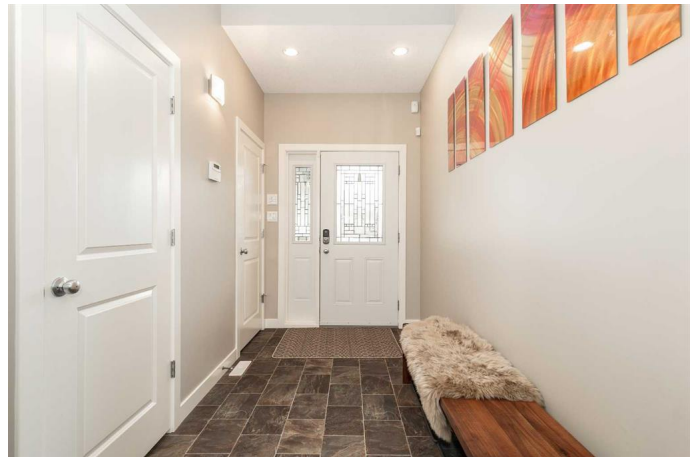
**\$995,000**

4 Bedroom, 4.00 Bathroom, 2,901 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 2,900 sq. ft. 2-storey home on a .26-acre lot boasts 4 bedrooms and 4 full bathrooms, with the flexibility to add a 5th bedroom on the main 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, two offices (one easily converted to that 5th bedroom), 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 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	\$995,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	2,901
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	Additional Parking, Concrete Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Oversized, See Remarks, Quad or More Attached
# of Garages	4

## Interior

Interior Features	Built-in Features, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Smart Home, Sump Pump(s), Walk-In Closet(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, Suite, Walk-Out

## 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	1
Zoning	R-L

## Listing Details

Listing Office	Lethbridge Real Estate.com
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