

**345 Red Crow Boulevard W  
Lethbridge, Alberta**

**MLS # A2252184**



**\$489,500**

<b>Division:</b>	Indian Battle Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,331 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s)		

**Inclusions:** Hot tub, AC

Welcome to this well-maintained, custom-built 1,330 sq. ft. 4-level split by Galko Homes—designed with a spacious layout, quality finishes, and a backyard that feels like your own private retreat. The main level features a bright kitchen with granite countertops, ample cabinetry, and an oversized dining nook with patio doors leading to an extra-large back deck. The beautifully landscaped yard includes a mature cherry tree and a hot tub, making it perfect for relaxing or entertaining outdoors. Upstairs, the primary bedroom includes a full ensuite bath. The third level offers a massive family room, another full bathroom, and a convenient laundry area. Down on the fourth level, you’ll find a cozy den and plenty of storage space. Additional features include a brand new central air conditioning unit, providing year-round comfort. This thoughtfully designed home is ideal for families or anyone looking for comfort, space, and a move-in-ready property in a desirable neighbourhood.