

# \$539,900 - 299 Cougar Way N, Lethbridge

MLS® #A2240057

**\$539,900**

4 Bedroom, 3.00 Bathroom, 1,315 sqft

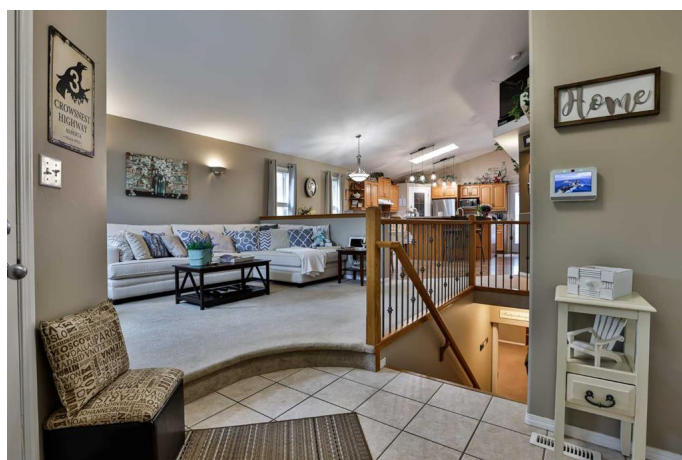
Residential on 0.11 Acres

Uplands, Lethbridge, Alberta

This well-cared-for BUNGALOW is located in a quiet neighbourhood close to Legacy Park, schools, shopping, and other amenities. With four bedrooms and three full bathrooms, it offers a functional layout suited for a variety of lifestyles. The main floor features an open-concept design with a bright kitchen that includes ample cabinetry, a corner pantry, and convenient access to the laundry area from both the kitchen and the primary bedroom. The primary suite also includes a 4-piece ensuite, and there are two additional bedrooms and a second full bathroom on the main floor.

The fully finished basement adds even more living space, with a large family room that's all set up for your pool table, games area, or whatever you decide. There's also a cozy gas fireplace, a massive fourth bedroom, a 3-piece bathroom, and a dedicated office space.

Outside, the yard is fully landscaped and fenced with a deck, pergola, patio area, and a pond feature—offering a great space to relax or entertain. The double attached heated garage adds everyday convenience. Additional features include central air conditioning, underground sprinklers, central vacuum with floor sweep, water softener, skylight with a remote blind, dual retractable blinds, and a gas line for your BBQ.



Built in 2001

## Essential Information

MLS® #	A2240057
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,315
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	299 Cougar Way N
Subdivision	Uplands
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6P8

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Off Street, Parking Pad
# of Garages	2

## Interior

Interior Features	Kitchen Island, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Finished, Full
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## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Back Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 15th, 2025
Days on Market	2
Zoning	R-L

## Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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