



GRASSROOTS
REALTY GROUP

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**233 Agnes Short Place N
Lethbridge, Alberta**

MLS # A2217972



\$605,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,687 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: Alarm system/cameras (Securecom), blinds, garage opener/remotes, underground sprinklers

Move-in ready and beautifully finished, this 4-bedroom, 3.5-bath home in Legacy sits on a quiet cul-de-sac just steps from the coulee. With almost 1,700 sq. ft. above grade, this like-new home features a stunning open-concept layout, modern finishes throughout, and a fully finished basement perfect for a growing family or entertaining guests. Upstairs, the spacious primary retreat features a generous ensuite with a water closet. You'll also find two additional bedrooms, a cozy bonus room, and conveniently located laundry closet. The fully finished basement includes the fourth bedroom and offers flexible space for a home office, gym, or media room as well as a large finished storage room. Enjoy outdoor living in the beautifully landscaped backyard, complete with underground sprinklers and a dedicated dog run. The oversized, heated double attached garage offers ample space for vehicles, storage, and all your gear—an exceptional year-round feature. This home has it all: space, style, and an unbeatable location. Call your favorite REALTOR and book a showing today!