



**GRASSROOTS**  
REALTY GROUP

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**629 Southgate Boulevard S  
Lethbridge, Alberta**

**MLS # A2218178**



**\$1,139,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,957 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, Waterfront		

<b>Heating:</b>	In Floor, Forced Air, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Shingle Siding, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** NONE

This home is love at first sight—warm, welcoming, and full of charm. Discover this stunning home backing onto a serene lake in the highly desirable Southgate subdivision. Surrounded by two peaceful ponds and vibrant green spaces, this property invites you into a lifestyle of beauty and connection—with walking and cycling paths just steps from your door. Designed for entertaining, both levels offer open-concept living with full-length south-facing windows that fill the space with natural light and offer picturesque views. Step onto the large, shaded deck or patio to enjoy peaceful mornings and vibrant evenings overlooking the pond. Bonus room currently used as an office can be converted into a bedroom if desired. This home offers abundant storage, featuring a crawl space in the basement and an oversized garage perfect for keeping everything organized. Inside, luxury abounds with high-end finishings throughout: stainless steel appliances, granite countertops, double-stained maple cabinetry, and tile bathrooms with heated floors. The expansive master suite features a spa-like ensuite, and the walkout basement adds flexibility with additional living space. With three full bathrooms and three cozy gas fireplaces, every detail supports comfort and style. Nestled in the established Southgate neighborhood, this home is close to parks, schools, and shopping—perfect for those who value both tranquility and convenience.