



GRASSROOTS
REALTY GROUP

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2811 6 Avenue S
Lethbridge, Alberta

MLS # A2219623



\$925,000

Division:	Glendale		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,893 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Alley Access, Double Garage Attached, Garage Faces Rear		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s), Wet Bar		

Inclusions: All window coverings including rods and draperies, TV mount in suite, primary bedroom, 2 x fridges, bar fridge in basement, Wall oven, Gas cook top, 2 x built in microwaves, 3 x built in dishwashers, Bar shelf in basement, Built in shelving in pantry, Shelving in family room, Custom bench cushions (2), Artic Spa hot tub, 3 x large planters on upper front deck, Garage work bench, 2 wood shelving units, 2 wall hung tire racks in garage, 2 exterior security cameras, Built in music system, Firepit, Garage Door Opener, sump pump, towel warmer, garburator, kitchen sink accessories, washer & dryer, buyer to accept RBB & compliances dated April 2014.

Welcome to this remarkable modern home that seamlessly combines warmth with contemporary design. Ideally situated near Henderson Lake, this property features multiple patios and an array of functional amenities. You will be impressed by the stunning curb appeal, enhanced by thoughtful landscaping and elegant lighting. The exterior showcases a stylish blend of acrylic stucco, natural stone, and metal accents, all meticulously planned. Upon entering, the custom floating staircase with "solid wood treads, accented by oak and glass inserts, captures your attention. The living room, adorned with hardwood floors and large windows, is bathed in natural light. It also features customized display shelving, exquisite stonework, an ethanol fireplace, and distinctive wood slat detailing. Adjacent to the staircase, the dining and kitchen area boasts ceiling feature, impressive lighting, and quartz countertops. Equipped with a new fridge, gas cooktop, wall oven, and built-in microwave, the kitchen is designed with functionality in mind. The combination of sleek white and wood cabinets with glass accents adds to the home's charm. An exceptional butler's pantry awaits, offering generous counter space, a coffee station, an undermount sink, custom shelving, and a cozy desk area, complemented by slate flooring and ample built-in storage. The back entrance is separated by rustic barn doors, providing additional storage and bench. A stylish powder room offers direct access to the rear patio and the luxurious hot tub. Step into the private backyard, which features a covered deck, an Arctic Spa hot tub, a fire pit area, and a pergola—perfect for enjoying year-round gatherings. On the second floor, you will find the mother-in-law or illegal suite with rich oak railings and glass inserts, guiding you to bonus room with access to 1 of the 5 patio areas. The first bedroom includes its own ensuite

and access to a private covered patio. The primary bedroom is a true retreat, showcasing oversized windows with custom Hunter Douglas blinds and stunning views. This suite offers ceiling details, his-and-hers walk-in closets, and an ensuite bathroom with marble flooring, in-floor heating, a freestanding tub, double sinks, a water closet, a spacious custom-tiled glass shower, and a towel warmer. The second-floor laundry features ample storage and a sink, providing added convenience. Additionally, a unique secondary suite with separate access includes a large kitchen, a full bathroom, a living space, a dining/studio area, and a private balcony. The basement is designed for entertainment with a built-in bar featuring metal shelving, a sink, extensive quartz countertops, a drawer dishwasher, a microwave, and a bar fridge. The living area is highlighted by a modern gas fireplace with stylish tile. Two generous bedrooms and bathroom. This home offers custom oak doors, three-zone heating, on-demand hot water, and beautiful decor throughout. The double-car garage provides ample storage. A must See!