



GRASSROOTS
REALTY GROUP

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**67 Kings Crescent S
Lethbridge, Alberta**

MLS # A2222593



\$600,000

| | | | |
|------------------|-------------------------------------------------------------------------------|---------------|-------------------|
| Division: | Tudor Estates | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,114 sq.ft. | Age: | 1980 (45 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Off Street, Parking Pad | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Front Yard, Greenbelt, Irregular Lot, Landscaped, Other, Private, See Remarks | | |

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|--------------------|-----------------------------------------------------------------------------------------|-------------------|---|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | R |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Chandelier, No Smoking Home, Recreation Facilities, See Remarks, Storage, Vinyl Windows | | |

Inclusions: Pool equipment, Garage Heater, Paving tiles in Garage, anything in the house not attached is Negotiable

Welcome to 67 Kings Crescent S, a truly special home nestled in the heart of prestigious Tudor Estates. Perched directly across from the coulees, this property boasts unobstructed panoramic views of the river valley, where sunsets stretch endlessly across the horizon. Thanks to the protected park space right in front, these breathtaking views will remain forever unspoiled. Just beyond your doorstep lies a beautifully landscaped public park with scenic walking paths—offering the perfect blend of nature, privacy, and peace that defines this exceptional location. Built in 1980 by renowned local builder Dominic Dagnone, this Cape Cod-style two-storey was custom-designed for family living and lovingly maintained by the same family since day one. Now available as an estate sale, the home offers over 2,000 sq. ft. above grade with 5 bedrooms and 3.5 bathrooms—thoughtfully arranged for flexibility and function. Step inside to find two expansive front living areas on the main floor, filled with natural light and stunning views. A unique double-sided wood-burning fireplace adds warmth and charm, with one side facing the family room and the other opening into the fourth bedroom or office. The kitchen opens to a private backyard oasis featuring a built-in in-ground pool (4'x8' depth) and a Beachcomber hot tub. The pool pump was replaced just two years ago, the pool liner was replaced three years ago, and the pool was cleaned two weeks ago and is currently heated to a comfortable 76 degrees. The hot tub was repaired for a leak last summer. Both the pool and spa have been well maintained. Main floor laundry adds an extra layer of convenience for daily life. The bedroom layout is ideal for families or multigenerational living, with three bedrooms upstairs—including a spacious primary suite with an updated ensuite toilet. The fully

finished basement features a fifth bedroom, a full bathroom, a second kitchen, and a third wood-burning fireplace—last used in 2025. Over the years, this home has seen important updates including new windows and exterior doors (2018). While the roof is original, it has been maintained with repairs as needed, and the dual air conditioning system was in working order as recently as last summer. Additional highlights include two furnaces from the 1980s, two hot water tanks (2006 & 2008), an updated electrical panel and sub-panel (2000s), and a heated double attached garage for year-round convenience. The original house plans are included—a nod to the craftsmanship and pride of ownership that shaped this home. Homes like this—with unmatched views, timeless character, main floor laundry, and an unrepeatable location—rarely come to market. If you've been waiting for something exceptional in Tudor Estates, this might be it!