



GRASSROOTS
REALTY GROUP

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425 Arbourwood Terrace S
Lethbridge, Alberta

MLS # A2228695



\$1,495,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,241 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	5 full / 1 half
Garage:	Parking Pad, Triple Garage Attached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, T		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar		

Inclusions: Wolf cook top with 4 burners and infrared griddle, Fridge, Built in Microwave/Oven, Dishwasher x 2, Built in hood fan, Pot filler, Washer x 2, Dryer x 2, Curtains, Rods and Blinds, Remote for blinds, Air Conditioning x 2, Control 4 System Built in speakers, Under ground Sprinklers front and back, Indoor Pool Heating System/boiler/roll up tarp/dehumidifier, Volleyball/Basketball Net, Basement Bar Fridge, 2 x Garage Door remotes, Built in basket ball hoop front drive, Built in fire pit, Built in Barbeque, wall and hanging racks in garage, fridge in garage, Built in cabinetry office, built in floating shelves bonus room, Custom built in cabinetry walk in closet, floating shelves in main bath, Theatre projector and screen, Mirror basement bedroom, Pool table, central vac and attachments, 5 x TVæ™s and 6 TV brackets, garburator, new remotes control 4

Welcome to Your Dream Home in Prime Arbour Estates andash, The Ultimate Family Funhouse! As you approach this stunning property, the high-end finishes will catch your eye. The striking acrylic stucco and two stories of rock work accentuate the exterior, all set on an almost half-acre lot that overlooks the Cooley. Stepping through the grand front entry you'll be greeted by dark hardwood floors, exquisite curved details, & soaring ceilings & windows showcasing the main floor. The heart of the home is the gorgeous kitchen, featuring rich dark maple cabinets, beautiful white countertops, and top-of-the-line appliances, including a 4-burner Wolf gas cooktop with an infrared griddle, complete with a pot filler. The walk-through pantry boasts floating maple shelves, upper and lower cabinetry, and a mini sink—perfect for filling your coffee pot! Adjacent to the dining room, a covered deck with vinyl decking and aluminum glass railing wraps around the rear of the home, providing a perfect space to enjoy the view. The back entry features beautiful built-in cabinetry and lockers leading to your oversized 44’ x 20’ garage, complete with an overhead door for easy access to the rear yard for lawn maintenance. On the main floor, you'll find a high-end office area, a formal dining room or billiards room—whichever suits your lifestyle. The curved wall and staircase with custom floating maple treads lead you to an impressive second-floor bonus room overlooking the grand main floor. Upstairs, two bedrooms are separated by a full bath, alongside a third bedroom with its own ensuite. The laundry room, conveniently located near the bedrooms, offers ample storage for large families. The master suite, located on the far side of the home, is a true sanctuary. It features custom-built cabinetry in the walk-in closet, while the ensuite is a luxurious spa-like

retreat, boasting a huge vanity with double sinks, a water closet, and a spacious walk-in custom tile shower with a bench. The walkout basement boasts 9-foot ceilings, a beautiful bar area, and an oversized gas fireplace with floor-to-ceiling rock & a custom maple mantle. This level also includes two spacious bedrooms & a full bath. A standout feature of this home is the expansive indoor heated POOL—a true family oasis that redefines fun & practicality with full bath/laundry off of this remarkable space. If you have a different vision for this area such as a sports or entertainment room, the Owners are open to providing an allowance to convert it into something you prefer (See photos for 8 options). There is also a seamless transition from indoors to outdoors. Your backyard is an entertainer's dream, featuring a built in BBQ area complete with pergola, interlocking brick patio, and fire pit spot. Don't miss this unique opportunity to create a Family Funhouse where incredible memories, laughter, and friendships are formed!