



GRASSROOTS
REALTY GROUP

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**918 Maydell Palmer Vista N
Lethbridge, Alberta**

MLS # A2231594



\$719,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,873 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Standard Shaped Lot, Un		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Stove Dishwasher, Microwave, Cook Top, Oven Washer/Dryer, Window Coverings, Solar Panels, Hot Tub is optional, bar fridge, Heater in Garage

Welcome to 918 Maydell Palmer Vista – a stunning, ultra-modern two-storey walkout home perched along the coulees. This former 2016 STARS Lottery home offers 5 bedrooms, 3.5 bathrooms, and high-end finishes across every level. From the moment you step inside, you'll be captivated by the soaring 18' ceilings, expansive floor-to-ceiling windows, and spectacular coulee views visible from every level. The main floor features a bright front office/den, a formal dining area, and an elegant living room anchored by a striking tiled fireplace. The chef's kitchen is equally impressive with quartz countertops, a large island, high-end KitchenAid appliances including a gas stove and built-in wall oven/microwave, custom cabinetry with roll-out drawers, and a pantry – all framed by breathtaking scenery. A unique highlight of the main level is the private bedroom suite with its own 3-piece bath – ideal for multi-generational living or guests. You'll also find a spacious laundry area, powder room, and access to the heated, finished 24' x 24' garage. The main level also steps onto a spacious deck where you can enjoy the view, and there are stairs for easy access to the yard. Upstairs, retreat to a serene and spacious primary suite with more stunning views, a luxurious 5-piece ensuite featuring a soaker tub and walk-in shower, and a loft-style landing – perfect for a reading nook or workspace. The walk-out lower level offers even more space for entertaining with a family room, second fireplace, and a wet bar with wine fridge. Three additional bedrooms, a full bathroom, and abundant storage complete this level. The covered patio offers another opportunity to enjoy the view and the outdoors. This home comes complete with 25 solar panels making reduced utility bills another benefit of this home. Contact your favorite REALTOR® to

schedule a viewing today!