



GRASSROOTS
REALTY GROUP

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14 Fairmont Bay S Lethbridge, Alberta

MLS # A2234371



\$699,000

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,568 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: fridge, stove, dishwasher, washer, dryer, window coverings, a/c unit, garage door opener & controls, u/g sprinklers, all garage shelving, central vac & attachments, shelving in storage shed in rear yard.

This one-owner, architect-designed custom bungalow by Brad Goss offers 1,568 sq. ft. of thoughtfully planned living space in a prime Fairmont location. Situated on a quiet cul-de-sac with a private, professionally landscaped yard and walkout basement, this home is loaded with high-end custom finishes throughout. The main floor features vaulted ceilings, a huge custom skylight spanning much of the main floor, beautiful hardwood flooring, a three-sided fireplace, and a rear-facing living room with built-in bookcase and access to a wraparound deck. The kitchen showcases quartz countertops, a wine rack, extra built-in cabinetry, and pullouts in both the pantry and closets. Enjoy deck access from both the kitchen and spacious primary bedroom, which includes a luxurious 4-piece ensuite with heated floors, dual sinks, and a glass shower. A versatile main floor office with a closet can serve as a second bedroom. Additional features include central A/C, remote blinds, permanent exterior lighting, and central vacuum. The double attached garage boasts exposed aggregate and in-floor heating. Downstairs, the walkout basement offers a large family room with corner fireplace, wet bar, two additional bedrooms (one oversized), a full bath, a finished cold-storage room, and in-floor hot water heating for the basement—ideal for zoned comfort. The home also includes main floor laundry with a 2-piece bath, low-flow toilets, and three gas outlets on the rear deck. An exceptional opportunity in one of south Lethbridge's most desirable neighbourhoods.