



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**24 Fairmont Point S
Lethbridge, Alberta**

MLS # A2242698



\$925,000

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fairmont | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,547 sq.ft. | Age: | 2000 (25 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.21 Acre | | |
| Lot Feat: | City Lot, Cul-De-Sac, Lake, Level, Low Maintenance Landscape, No Neighbor | | |

| | | | |
|--------------------|--|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | R-L |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s) | | |

Inclusions: Blinds, garage door openers + remotes. B/I speakers (as is), Projector (as is)

Welcome to this breathtaking custom-built two-storey estate, perfectly positioned on the shores of Fairmont Lake, offering over 4,000 sq. ft. of fully developed living space and panoramic lake views from nearly every room. Designed with exceptional craftsmanship and attention to detail, this home features four spacious bedrooms, 3.5 luxurious bathrooms, and a walk-out basement that enhances both functionality and flow. Entertain with ease in the expansive dining and recreation areas, relax in the private 7-seat theatre room, or unwind by one of three elegant gas fireplaces. The gourmet kitchen is a chef's dream, complete with granite and Corian countertops, built-in appliances, ample cabinetry, and stunning lake vistas. Upstairs, the bedrooms are thoughtfully laid out for privacy and comfort, including a primary suite with spa-inspired amenities. Outdoor living is just as impressive, with an elevated deck that includes a hot tub, a covered patio below for year-round enjoyment, and beautifully landscaped surroundings. A spacious triple-car garage provides plenty of room for vehicles, storage, or hobbies. This is a rare opportunity to own an architecturally striking lakefront home where luxury, comfort, and natural beauty come together seamlessly.