



GRASSROOTS
REALTY GROUP

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

**173 Stafford Boulevard N
Lethbridge, Alberta**

MLS # A2243842



\$539,999

Division:	Stafford Manor		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,552 sq.ft.	Age:	1998 (27 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Many Trees, No Neighbours Be		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Tankless Hot Water, Vinyl Windows		

Inclusions: fridge, stove, dishwasher, washer, dryer, ac, garage fridge & freezer, hot tub

Discover a truly custom-built masterpiece—distinct in every detail and impeccably maintained. Tucked away on a quiet, picturesque street, this exceptional home offers something for everyone. From the moment you arrive, its curb appeal captivates—with durable Hardie board siding and meticulous, mature landscaping setting the tone for the quality within. Ample parking, including an RV storage area, adds to the practicality of the outdoor space, blending function with elegance. Step through the front door and you’re welcomed by rich hardwood floors, soaring vaulted ceilings, and expansive windows that flood the space with natural light. The kitchen is both elegant and functional, boasting solid maple cabinetry, premium appliances, and a stylish sit-up bar—perfect for entertaining family and friends. The dining and living areas are framed by breathtaking, unobstructed views of the Oldman River and surrounding coulees. Cozy up by the fireplace or relax in the gorgeous window nook—an idyllic reading spot during chilly evenings. Upstairs, your private master retreat awaits. Designed for comfort and tranquility, it features a spacious walk-in closet, a spa-inspired ensuite, and a peaceful seating or office area—ideal for savoring your morning coffee while taking in the view. The lowest level offers in-floor heating, two additional bedrooms, and a beautifully designed bathroom with a unique dual-access shower layout for enhanced convenience. A cold storage room provides the perfect solution for pantry overflow or preserving your harvest. Step outside and experience the outdoor sanctuary that completes this extraordinary home. The beautifully landscaped yard is a true showpiece—lush, vibrant, and designed for both relaxation and productivity. Whether you’re an avid gardener or

simply enjoy spending time surrounded by nature, this yard offers endless possibilities. Perfectly positioned to capture the sun, there's ample space for growing vegetables, flowers, or even creating your own orchard. Perennials, mature trees, and thoughtfully placed shrubs add layers of color and texture throughout the seasons, making this yard as beautiful as it is functional. There's even a charming space for a greenhouse or tool shed, adding to the lifestyle appeal. An enclosed sunroom houses an Arctic Spa hot tub—sheltered from the elements—while two additional deck spaces, complete with BBQ hookups, invite effortless outdoor entertaining. Whether you're hosting friends or simply enjoying a quiet evening with panoramic views of the Rocky Mountains and mesmerizing sunsets, this yard is your private haven. The oversized garage is a dream in itself: featuring heated flooring, dual man doors, and even a designated smoker vent system for the BBQ enthusiast. And for added peace of mind, the home is equipped with generator hookups—ensuring you're always ready for unexpected power interruptions. Contact your REALTOR® today to schedule your private viewing!