



GRASSROOTS
REALTY GROUP

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

**629 Southgate Boulevard S
Lethbridge, Alberta**

MLS # A2244586



\$1,083,000

Division:	Southgate		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,147 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Low Maintenance Landscape, Waterfro		

Heating:	In Floor, Forced Air, Solar	Water:	-
Floors:	Carpet, Granite, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Shingle Siding, Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, Pantry, Separate Entrance, Storage, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: NONE

Love at First Sight—A Nature Lover’s Dream Home Updated pricing based on a recent appraisal conducted by a certified appraiser. Appraisal report is attached for your reference Welcome to a truly one-of-a-kind home in the heart of the sought-after Southgate community. Backing onto a tranquil lake and surrounded by peaceful pond and lush green spaces, this property is a rare gem that blends luxury, comfort, and natural beauty. Designed for both relaxation and entertaining, the open-concept layout on both levels is flooded with natural light from full-length, south-facing windows—offering stunning views year-round. Step out onto the spacious shaded deck or walkout patio and enjoy quiet mornings or lively evenings with the water and nature as your backdrop. Inside, elegance meets function with high-end finishes throughout: granite countertops, stainless steel appliances (including an induction stove installed in 2022), double-stained maple cabinetry, and beautiful bathrooms with granite floors —all with heated floors. The expansive master suite feels like a private retreat with its spa-inspired ensuite. With three cozy gas fireplaces, three full bathrooms, and an adaptable bonus room (perfect for an office or extra bedroom), this home suits families of all sizes. The walkout basement provides additional flexible living space, two bedrooms and a summer kitchen while a large crawl space and oversized, heated garage offer exceptional storage. Thoughtful updates and features include: 24 solar panels (2022) New washer & dryer (2023) New dishwasher (2022) Central air conditioning Front & back sprinkler system Low-maintenance landscaping (2024) Heated and insulated garage Lush greenery and lake views both front and back Located just steps from walking and biking trails, parks, schools, and shopping, this home offers both

tranquility and convenience. Solidly built, beautifully finished, and surrounded by nature, this is more than a home; it's a lasting investment in lifestyle, comfort, and peace of mind.