



GRASSROOTS
REALTY GROUP

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**76 Northlander Way W
Lethbridge, Alberta**

MLS # A2244763



\$609,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Garry Station | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,547 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Driveway | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Landscaped, Level, Standard Shaped Lot | | |

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|--------------------|--|-------------------|--|
| Heating: | Forced Air, Natural Gas | Water: | Public |
| Floors: | Carpet, Laminate, Tile | Sewer: | Sewer |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Aluminum Siding , Metal Siding , Shingle Siding, Stone, Wood Siding | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | Cable, Electricity, Natural Gas, Phone |
| Features: | Bookcases, Central Vacuum, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar | | |

Inclusions: Built in Speakers

Buy a Best Seller – The Crosswinds Model by Greenwood Homes. Welcome to this stunning, fully developed bi-level home featuring The Crosswinds floor plan, one of Greenwood Homes' most popular designs. Thoughtfully crafted with upscale finishes and an exceptional layout, this home is move-in ready and sure to impress. The spacious main floor master retreat includes a luxurious 5-piece ensuite and an oversized walk-in closet. With a total of 5 bedrooms and 3 full bathrooms, there's room for the whole family. The open-concept main floor is filled with natural light, accentuated by soaring vaulted ceilings, large windows, and unique ceiling details throughout. The chef's kitchen boasts rich espresso maple cabinetry, granite countertops, stainless steel appliances, and ample counter space—perfect for cooking and entertaining. A cozy gas fireplace warms the sun-filled living room, and the loft over the garage provides additional versatile living space. Additional features include: > Built in Speakers > Central Vac > Blackout Drapes • Main floor laundry • Fully developed basement with a wet bar and second gas fireplace • Plenty of built-in storage throughout • East-facing, wind-protected deck • Dual offset double-door garage. This home truly has it all—space, style, and smart design. Come see it for yourself!