



GRASSROOTS
REALTY GROUP

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**208 Mt Sunburst Place W
Lethbridge, Alberta**

MLS # A2244881



\$599,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,360 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, See Remarks, Street Lighting, Undergro		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Wet Bar		

Inclusions: Fridge, Stove, Dishwasher, OTR, Washer, Dryer, All Window Coverings, Custom Shutters

Welcome to 208 Mt Sunburst Place an absolutely stunning bi-level home ideally located across from green space, ponds, and scenic walking trails. As you approach you will be greeted with a grand entrance featuring a custom Solid Maple door by Premier (\$10,000 value), leading into a home rich with luxury finishes, including Travertine Marble imported from Italy and brand-new Hickory hardwood flooring. Just off the entryway is a professional-grade office with a tray-beamed ceiling and private side entrance—perfect for a home business. The main floor boasts vaulted ceilings, large south-facing windows, and a chef’s kitchen with brand-new high-end stainless appliances, thick granite countertops, and Hunter Douglas blinds.The spacious primary suite includes his-and-hers closets, a luxurious ensuite with dual vanities, jetted tub/shower combo, and a cozy electric fireplace. A second bedroom, main floor laundry, and upgraded carpet complete this level. This energy-efficient home includes a top-of-the-line integrated Daikin HVAC, boiler, AC system, humidifier, water softener, and ventilation system—built to Gold Energy Certification standards. The walkout basement is the ultimate retreat—featuring a granite wet bar, bar fridge, gas stove fireplace, games area, and full in-floor heating with individual room thermostats. Enjoy the outdoors from the expansive rear deck, upgraded with new Dura Deck, and overlooking a lush, mature backyard filled with beautiful trees. The heated garage adds both comfort and functionality, offering additional storage and keeping your vehicles warm year-round. Lastly on the outside of this beautiful home you’ll find that roof has also been professionally treated with Greener Shingle Rejuvenator—just one of the many well-planned enhancements throughout. This

exceptional home is truly one-of-a-kind, with every detail carefully considered—a must-see! Call your favourite REALTOR® today!