



GRASSROOTS
REALTY GROUP

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**53 Sandstone Road S
Lethbridge, Alberta**

MLS # A2245550



\$1,750,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,907 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Side, Hea		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating: Boiler, In Floor, Fireplace(s), Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Up To Grade

Exterior: Cement Fiber Board, Stone

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, stove, hood fan, microwave, dishwasher, built-in fridge with 2 drawers @coffee/beverage station, ceiling fan, washer, dryer, window coverings, 4 TV brackets, underground sprinklers, central air, 3 garage door openers & controls, shed, built-in safe in garage, workbench & shelving in garage, central vac in garage.

Discover a rare offering in one of Lethbridge's most prestigious & peaceful communities—53 Sandstone Road South. Nestled on a breathtaking half-acre executive lot backing directly onto the coulees, this extraordinary custom Bezooyen built home offers a serene, private setting with uninterrupted panoramic views of the city skyline and iconic High Level Bridge. From the moment you arrive, you'll sense the quiet elegance & timeless curb appeal from the charming front porch to the professionally landscaped grounds. Step inside & you're welcomed by natural light pouring through expansive windows, instantly drawing your gaze to the stunning views beyond. The main living area is a calm & inviting space, anchored by a dramatic stone gas fireplace with a custom mantle, hearth & built-in shelving, all framed by soaring wood beam ceilings that bring warmth & architectural beauty. Perfect for both relaxed daily living & elegant entertaining, the chef-inspired kitchen features quartz countertops, a granite island, stainless steel appliances, walk-in pantry & a custom beverage station—ideal for morning coffee or evening cocktails. The open-concept plan seamlessly connects kitchen, dining & great room spaces, while a built-in surround system throughout the home & outdoor areas elevates every experience. The home offers four spacious bedrooms, all with walk-in closets. The luxurious primary suite is a peaceful retreat that opens to the deck & takes full advantage of the spectacular views. Indulge in the 5-piece spa ensuite, complete with a steam shower, deep soaker tub, and double vanity—your private escape at the end of the day. Downstairs, the walk-up lower level continues the theme of comfort & calm with in-floor heating & an expansive family & recreation room that opens to a covered private patio—ideal for quiet evenings or hosting

guests. Step outside to enjoy multiple outdoor spaces including two view decks, a covered courtyard patio & three gas hookups for barbecues or heaters, allowing you to unwind & entertain in every season, all in the quiet privacy of your own backyard oasis. The dream continues with the oversized heated triple garage, a standout feature with built-in shelving, workbench, a trench drain with sump plus a circular driveway with RV/trailer parking. With room for 10+ vehicles, this is the ultimate setup for hobbyists, families, or entertainers. Every inch of this exceptional home reflects quality craftsmanship, thoughtful design & pride of ownership. In a setting that's as tranquil as it is rare, this home offers a truly one-of-a-kind opportunity to live in luxury & quiet serenity.