

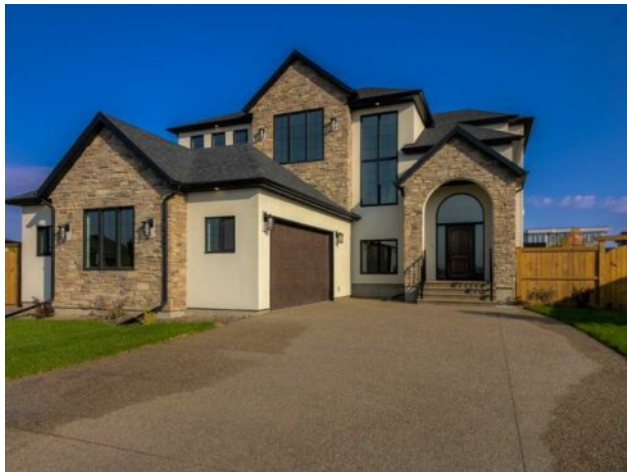


GRASSROOTS
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**93 Prairie Arbour Boulevard S
Lethbridge, Alberta**

MLS # A2257280



\$1,900,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,059 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Golf simulator and all furniture and decor.		

Welcome to the Meadow by Stranville Living Master Builder, located in the premier estate living community of Prairie Arbour Estates. This elegant two storey home boasts 4,417 square feet of developed area spread over three spacious levels in one of most thoughtful layouts you're likely to see. Where do we start? The French country exterior combines natural tones in acrylic stucco, fiber cement siding, and stone work with bold roof lines and dark contrasting windows. Large panes of high efficient glass envelope the home providing significant volumes of natural light and tranquil views of the huge yard and of Prairie Arbour's pond and walking paths. Fresh landscaping throughout the 1/3rd acre lot includes several trees, irrigated sod, exposed aggregate sidewalks, and a playful stone pathway to the park; all surrounded by a brand new privacy fence with two gates. Heading inside the home, the front entry foyer towers up 16' where a dramatic chandelier sets the tone for what lies ahead. Up a few stairs into the family room, you immediately get a feel for the expansive main floor with clear views to the kitchen, dining room, and out to the back yard and the 576 square foot composite deck. The kitchen is bathed in white oak cabinetry with gold accents, and includes a premium appliance package by Fisher & Paykel, consisting of a paneled double fridge-freezer combo, gas cooktop with flat top, and wall mounted microwave and oven. More storage and counter space can be found adjacent the kitchen in the butler's pantry, which is finished in the same beautiful Davinci Leathered Quartzite as the kitchen. The large dining area easily seats 8-10 guests and is surrounded by glass and Hunter Douglas window coverings when privacy is on the menu. An executive style corner office that completes the main floor is drenched in dark tones and is accented by built-in shelving and

even more windows. The second floor is the heartbeat of this terrific family home. The massive primary suite has an amazing private balcony overlooking the backyard and park, perfect for early mornings or late nights. Warm your feet on the heated floors of the primary ensuite bathroom, which is fitted with a lengthy double sink vanity with illuminated mirrors, a large custom tiled shower, and a sultry soaker tub. Two more large auxiliary bedrooms and a corner media room maximize the use of space on the second level. This caliber of home requires full development and Stranville Living really wanted to show what could be done with the 1,358 square feet available in the basement. Tune your game and tee up on a premium golf simulator located beside a large family room, full 4-piece bathroom, another auxiliary bedroom, and a wet bar. I could list all of the upgrades in this home, but I'd rather you see it than read it. This home really needs to be viewed in person and please keep in mind that the list price includes all the furniture and decor items.