



**GRASSROOTS**  
REALTY GROUP

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**107 Temple Crescent W  
Lethbridge, Alberta**

**MLS # A2259668**



**\$695,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,925 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Pie Shaped Lot, Secluded		

<b>Heating:</b>	Boiler, Radiant	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

**Inclusions:** Cozylla - Wall Calendar, Room Mini AC Units x2,

Discover a truly exceptional property offering the perfect blend of privacy, expansive living space, and an unparalleled location. Tucked away at the end of a quiet cul-de-sac and backing directly onto a beautiful park, this nearly 3,000 sq ft home sits on a sprawling, private 10,000 sq ft lot, providing an exclusive retreat just minutes from the University and all major amenities. Step inside a stunning two-story foyer, where bespoke reclaimed fir accents set a tone of rustic elegance and high-end craftsmanship. This home has undergone a careful top-to-bottom renovation focusing on both aesthetics and structural integrity, including updated electrical, repaired joists, proper insulation, and a newer roof with a sturdy Roof Truss structure for efficiency and peace of mind. The main level is designed for both grand entertaining and cozy family life. The massive updated kitchen is a chef's dream, boasting abundant cabinetry, sleek Corian countertops, modern appliances, and a central island. The four newly installed windows are perfectly situated to capture year-round morning sunrises, flooding the space with warm, natural light. The expansive dining room provides ample space for hosting large gatherings, and the adjacent sitting room is a cozy haven with a charming wood-burning fireplace. The true showstopper is the immense TV room, featuring dramatic 12-foot ceilings and oversized windows that flood the space with natural light and offer picturesque views of the park. This versatile room is ideal for a home theater, studio, or a vibrant playroom. Upstairs, the well-designed layout offers three spacious bedrooms, including a master suite with a 3pc ensuite. All bathrooms have been modernized with new fixtures, finishes, and improved ventilation. For cooling, the bedrooms are equipped with efficient Split/Mini AC units. The home's commitment to quality

extends to its heating system: a healthy, efficient radiant hot water system now features individual zone control and touchscreen thermostats for optimal comfort and energy savings. The outdoor space is a private sanctuary, enclosed by an attractive 7-foot high stucco perimeter wall for ultimate privacy and security. The beautifully landscaped yard ensures tranquility, with no through traffic and generous space between the only two immediate neighbors. This move-in-ready property is an opportunity you won't want to miss. Experience the luxury and serenity of a home where every detail has been meticulously cared for. Schedule your private tour today!