



**GRASSROOTS**  
REALTY GROUP

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**609 Sunridge Crescent W  
Lethbridge, Alberta**

**MLS # A2261488**



**\$595,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Sunridge                                |               |                   |
| <b>Type:</b>     | Residential/House                       |               |                   |
| <b>Style:</b>    | 4 Level Split                           |               |                   |
| <b>Size:</b>     | 1,234 sq.ft.                            | <b>Age:</b>   | 2008 (17 yrs old) |
| <b>Beds:</b>     | 5                                       | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached                  |               |                   |
| <b>Lot Size:</b> | 0.11 Acre                               |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Central, ENERGY STAR Qualified Equipment, Natural Gas                              | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Concrete, Tile   | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Finished, Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Composite Siding   | <b>Zoning:</b>    | R-L |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Tankless Hot Water |                   |     |

**Inclusions:** None

Awarded for both design and efficiency, this exceptional Cedar Ridge Homes property offers a rare combination of sustainability and luxury. The home boasts a platinum efficiency rating, featuring solar panels, spray foam insulation throughout, insulated basement concrete, a tile roof, hardy plank siding, and Pekka-Roll shutters on the upper windows. Low-water grass completes the eco-friendly exterior. The fully developed residence includes 5 bedrooms and 4 bathrooms across multiple levels, with a walkout third level and a stunning private engineered rooftop patio. The interior showcases quality finishes including maple flooring, bamboo cabinetry, and quartz countertops. Vaulted ceilings and large windows create an open, light-filled space, while central air conditioning and a moveable ethanol fireplace add comfort and ambiance. The location is truly unbeatable. Your private backyard opens directly onto Sunridge Park and Lake, providing immediate access to beautiful green space. Families will appreciate the walking distance to elementary, junior, and high schools, plus the abundance of nearby parks, playgrounds, and pathways. This one-of-a-kind home seamlessly blends environmental responsibility with modern comfort in a highly desirable neighbourhood setting.