



GRASSROOTS
REALTY GROUP

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21 Fairmont Park Landing S Lethbridge, Alberta

MLS # A2261925



\$839,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,729 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, See Remarks		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, Lake, La		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Electric Counter Top Stove, Wall Oven, Range Hood, Dishwasher, Window Drapes, Small Mounted Wall Clock, Washer, Dryer, Built in Vacuum and Attachments, A/C, Garage Opener and Remote(s), Garage Shelving Cabinet, Garage Hose Reel, Underground Sprinklers (front and back), Shed and Shed Shelving

Wonderfully crafted walk-out bungalow overlooking BOTH Fairmont Lakes! This one owner home was designed for this specific lot and location, and is now being offered for sale for the first time ever. Boasting sweeping views of gorgeous lake landscapes, yet still providing a real sense of seclusion and privacy. The open and airy kitchen/great room layout, with heightened ceilings, definitely makes an impact upon entering. Whether you are dining with friends, crushing it in your home office, or winding down the night in your master suite...that ever-present panoramic view will surely inspire and rejuvenate. A massive family room down with a full walk-out feature adds to the entertaining capacity, and would make an awesome home fitness area. But then again the somewhat separated 2 bedrooms, full bath, and computer nook on the other end of the lower level may just cater to your second living space needs too. Other highlights include onsite finished hardwood floors, sleek maple cabinetry, built in appliances, 2 gas fireplaces, main floor laundry area with soaker sink, 12 and a half foot high garage ceiling, and a fantastic hobby room/workshop that is actually vented externally. The shed has power to it, and there is gas and power plumbed into the garage for a future heater. Now is the time to act on this gem of a property and be in before Christmas!