



GRASSROOTS
REALTY GROUP

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15 Chinook Heights S Lethbridge, Alberta

MLS # A2268796



\$1,450,000

Division:	Park Royal/Chinook Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,623 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Basement Refrigerator, Basement Dishwasher, drapery, Kitchen table, chairs, bar stools and upstairs TV stand

Discover refined living in this exceptional executive bungalow, perfectly situated in the sought-after Chinook Heights neighbourhood. Thoughtfully designed with exquisite finishes and generous spaces throughout, this home blends comfort, elegance, and functionality. The open-concept main floor is ideal for entertaining, featuring a custom chef's kitchen with an island workspace, wet bar, breakfast room and formal dining area. The Kitchen is a custom Adora build with matching granite countertops throughout the home. Soaring coffered ceilings and impressive fireplaces create a warm, welcoming atmosphere, while oversized windows showcase stunning views of the coulees and walking paths. The blinds are all custom to the home and an additional luxury touch is that all the north facing windows are Triple Pane! No drafts and very nice for keeping it cozy inside. Speaking of cozy: the home features 4 area heating throughout! Set your desired temperature in each space and only heat what you need. Both the upstairs and downstairs living rooms feature a gorgeous gas fireplace for added ambiance and comfort. The fully developed walk-out basement includes a summer kitchen — offering flexibility for multi-generational living, guest accommodations, or caregiver support for aging in place. Each bedroom downstairs has their own full bathroom! Additional features include Maple Hardwood flooring, in-floor heating, a double attached garage with a spacious driveway and beautiful landscaping that complements the serene surroundings. Every detail has been carefully considered in this one-of-a-kind property, a true opportunity to enjoy executive living with the beauty of Lethbridge right outside your door.