

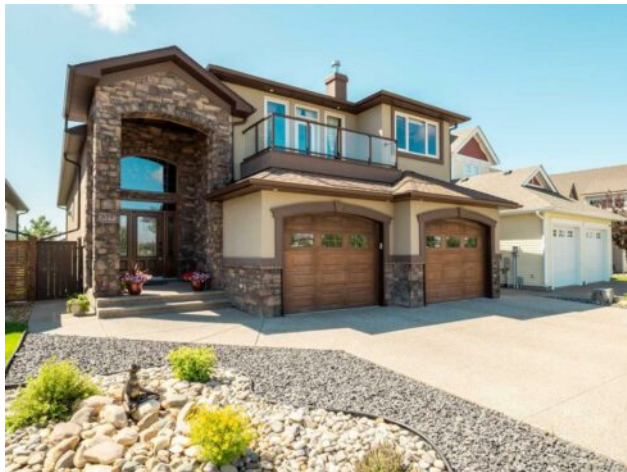


GRASSROOTS
REALTY GROUP

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**629 Southgate Boulevard S
Lethbridge, Alberta**

MLS # A2272885



\$1,083,000

Division:	Southgate		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,147 sq.ft.	Age:	2011 (15 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, Granite Counters, No Smoking Home, Recessed Lighting, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Wired for Sound		
Inclusions:	Basement Fridge, Basement Dishwasher, Basement Microwave		

Elegant, charming, and beautifully bright—this custom-built 5-bedroom luxury home in Southgate offers exceptional comfort and unforgettable style. Nestled between a pond out front and a pond out back, this property delivers rare natural beauty and a serene backdrop from every room. Step inside to discover a thoughtfully designed interior featuring hardwood floors, tile, plush carpeting, and rich custom finishes. The gourmet kitchen shines with granite countertops, stainless steel appliances, and an induction cooktop—ideal for both everyday meals and entertaining. The main floor features an open-concept kitchen, dining, and living room, along with two bedrooms, a 4-piece bathroom, and a conveniently located laundry room. The private primary suite is set on its own level, offering added tranquility and featuring a personal deck, perfect for morning coffee or peaceful evening views. This home boasts three fireplaces, including a striking double-sided fireplace in the expansive 5-piece ensuite, creating a true spa-like escape. Enjoy multiple outdoor living spaces with a covered patio on the main level and direct access to another covered patio from the walkout basement. Downstairs, a spacious family room with a wet bar and two additional bedrooms offers the perfect setting for gatherings, movie nights, or hosting guests. Energy-efficient solar panels add exceptional value and long-term savings, enhancing both comfort and sustainability. Located close to walking paths, parks, restaurants, and shopping, this home blends luxury, convenience, and lifestyle with effortless ease. A true standout in Southgate—crafted for those who appreciate elegance and designed for those who love to live well. Don’t miss the opportunity to make it yours. Contact your favourite agent today to book a showing.

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