



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

214 Sandstone Place S
Lethbridge, Alberta

MLS # A2275420



\$1,699,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,485 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	4
Garage:	Additional Parking, Front Drive, Garage Faces Side, Golf Cart Garage, Heated		
Lot Size:	0.61 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Creek/River/Stream/Pond		

Heating:	Boiler, In Floor, Fireplace(s), Hot Water, Natural Gas, Radiant, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	hot tub, shelving in storage room, Security System		

Welcome to this exceptional custom-built 2485 square foot Bungalow, perfectly positioned in a quiet cul-de-sac with breathtaking coulee views and a fully developed walk out basement. Thoughtfully designed with both luxury and functionality in mind, this home offers 4 spacious bedrooms plus a private office, main floor laundry room, an exercise room, and four beautifully appointed bathrooms, including a stunning five-piece en-suite retreat. The open concept main living area is ideal for everyday living and entertaining, while the lower level features a dedicated recreational space perfectly suited for the pool table or quilting table and a separate wet bar for hosting the guests. Triple pane windows, and radiant heat throughout the house and garage ensures year round comfort, complemented by a smart home security system for peace of mind. Car enthusiasts will appreciate the triple attached garage designed to accommodate a vehicle lift, while outdoor living is elevated with a professionally landscaped yard (has it's own running stream) two decks to enjoy the views from, and a private hot tub - perfect for relaxing while taking in the serene surroundings. There is a designated wine room, a water feature wall that runs from upstairs to down, beautiful staircase, and tons of storage throughout the home and garage. A rare combination of craftsmanship, location and lifestyle, this remarkable home offers refined living in one of the areas most sought-after settings.