



GRASSROOTS
REALTY GROUP

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

**498 Bluebell Lane W
Lethbridge, Alberta**

MLS # A2275865



\$689,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,049 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	none		

Step inside this bright, turnkey two-storey that fully developed and a walkout, with a second garage and second parking pad out back. Offering over 2,000 sq. ft. of fully developed living space, perfectly tucked away in a quiet keyhole close, but it lights up like a dream at night with its exterior Jemstone lights! The home feels welcoming, open and filled with natural light. Anchored by a warm living room feature fireplace in the main open space. Vinyl plank flooring throughout the main, a walk through pantry, and master class kitchen. You'll find this house is built for real life and entertaining, complete with a built-in gas cooktop and a supersized refrigerator that truly sets the space apart. The layout flows effortlessly. Head upstairs and you'll appreciate the ideal family setup: Full laundry set up, 2 bedrooms, a spacious bonus room, plus a primary suite that feels like a private retreat. With the massive walk around closet complete with makeup desk with lighting, and a showstopper ensuite with a soaker tub, walk-in shower, dual vanity, and plenty of room to unwind. Downstairs, the walkout basement adds serious flexibility with a fourth bedroom designed as a secondary primary —complete with its own walk-in closet, private ensuite, and dedicated laundry. You'll also love the added convenience of the basement wet bar extras already in place, including a second refrigerator, microwave, and dishwasher—perfect for entertaining, extended family, or simply making day-to-day life easier. Step out from the upper level and onto your beautiful deck overlooking the large, fully fenced, irrigated backyard—an ideal space for kids, pets, and summer evenings. And the garage and parking here are in a league of their own: a double front attached garage, AND a double detached garage, PLUS a double rear parking

pad. Homes with this layout, this level of finish, a walkout basement, and this garage/parking package don't last—especially in a tucked-away close like this. Come experience the space, flow, and value in person, its undeniable!