



GRASSROOTS
REALTY GROUP

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**421 Sherwood Place W
Lethbridge, Alberta**

MLS # A2278434



\$987,700

Division:	Ridgewood		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,208 sq.ft.	Age:	1986 (40 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Heated Garage, Off Street, Triple Garage Attached, Triple Garage Detached		
Lot Size:	0.24 Acre		
Lot Feat:	Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Concrete, Metal Siding , Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Sauna, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Double Oven, Cooktop, Dishwasher, Garburator, Microwave, Garbage Compactor, Drawer Fridge, Bar Fridge, 4 Stools, Window Coverings, Ceiling Fans, Central A/C, Central Vacuum & Attachments, Garage Door Openers and Controls, Storage Shed, Storage Box, Gazebo, Sauna, Above Ground 18'x 33' Oval Pool with Heater, Filter and Pump, Golf Simulator, Fitness Equipment, Office Furniture

Looking to live in one of Lethbridge's most desirable neighborhoods? Checkout this custom-built cul-d- sac located home, ideally located on the west side in the sought-after Ridgewood subdivision! This exceptional property offers 4 bedrooms and 4 baths in 2200 sq ft with 2 triple-car heated garages and a low maintenance yard on a pie shape lot. The back yard features an above-ground heated pool (oval 33' x 18') with a great patio and deck. Additional standout features include a golf simulator in the detached garage and a steam sauna in the basement. When you step in the front door, you'll notice contemporary updates throughout including fresh paint, window and floor coverings and a modern, bright open concept kitchen and dining area, perfect for entertaining and hosting family and holiday gatherings. Upstairs features 3 bedrooms and 2 bathrooms including a spacious primary bedroom with a 5-pc ensuite and walk-in closet and two additional bedrooms and another 5-pc bathroom. The 4th bedroom is conveniently located on the main floor off the large living room and is currently set up as a home office/den. The basement has 2 family / recreation rooms that can be tailored to you needs including a fitness room, theatre room or an additional bedroom. This property has it all> Book your showing today.