



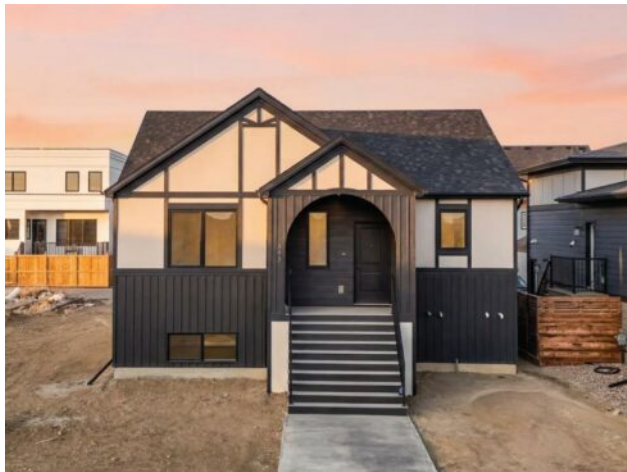
GRASSROOTS
REALTY GROUP

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**383 Caledonia Boulevard W
Lethbridge, Alberta**

MLS # A2284130

\$615,000



Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,322 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Street Lighting		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Welcome to 383 Caledonia Blvd West, a stunning brand new build in Lethbridge, Alberta. This home is designed for modern living, featuring two spacious bedrooms on the upper level, complemented by a luxurious 5-piece bathroom and a convenient half bath. The heart of the home is the expansive open-concept kitchen, which boasts a central island, a private butler's pantry with ample storage, and high-end stainless steel appliances, including a gas range. The inviting living room features an electric fireplace, creating a cozy atmosphere, and leads out to a deck off the dining area—perfect for enjoying summer evenings. On the lower level, you'll find a generous master suite complete with a 4-piece en-suite, along with another large bedroom and an additional 5-piece bathroom. The spacious family room is ideal for gatherings, and the laundry room offers practical functionality, with extra storage conveniently located under the stairs. Outside, the detached garage provides additional storage or parking, while the home's prime location faces Chinook High School and a large sports field, with beautiful walking paths and a serene pond nearby. A new elementary school is also being built just one block to the west, making this neighborhood ideal for families. Don't miss the chance to make this exceptional property your new home!