



GRASSROOTS
REALTY GROUP

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**4517 40 Avenue S
Lethbridge, Alberta**

MLS # A2284191



\$850,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,186 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Mixed, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge, stove, dishwasher, OTR microwave, BI oven, garage door opener & remote, A/C		

Discover exceptional living in this brand-new, fully finished five-bedroom, three-bathroom executive residence in the sought-after community of Southgate built by the amazing Grizzly Ridge. Offering a rare TRIPLE CAR ATTACHED GARAGE this home provides unparalleled space for vehicles, recreation, hobbies, or the ultimate private retreat—whether a workshop, collector's showcase, or future golf simulator lounge. The main level spans an impressive 1,398 sq. ft., thoughtfully designed for both refined entertaining and comfortable daily living. A soaring vaulted ceiling, expansive windows, and a gorgeous gas fireplace with custom built-in shelving create a bright yet inviting great room atmosphere. The spacious eat-in kitchen and dining area seamlessly connect to the future rear deck, ideal for effortless indoor-outdoor gatherings. There is also a versatile flex room offers the perfect setting for a private office, library, or playroom, while two generous bedrooms and a beautifully appointed four-piece bath complete the level. Privately positioned on the upper floor, the primary suite is a true retreat boasting an impressive 717.37 sq. ft., featuring a spa-inspired ensuite with tiled glass shower, freestanding soaker tub, double vanity, and walk-in closet, all elevated by elegant tray-ceiling detailing and designer lighting. The fully developed lower level (1213.78 sq. ft.) extends the home's lifestyle appeal with a spacious recreation area, wet bar, and a second fireplace with custom built-ins—perfect for entertaining or relaxed family evenings. Two additional bedrooms and a luxurious five-piece bathroom provide ideal accommodation for guests, teens, or multigenerational living. With no additional new construction for Grizzly Ridge anticipated until later this year, this move-in-ready home represents a limited and highly desirable

opportunity to secure brand-new luxury in one of the area's most coveted neighborhoods.