



**478 Mary Cameron Crescent N  
Lethbridge, Alberta**

**MLS # A2284669**

**\$539,900**



<b>Division:</b>	Legacy Ridge / Hardievile		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,429 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Central Vacuum, Open Floorplan, Tankless Hot Water		
<b>Inclusions:</b>	Underground Sprinklers		

Welcome to this beautifully maintained bi-level located in Legacy Ridge. Offering 3 bedrooms and 3 full bathrooms, this home is designed for both everyday comfort and entertaining. The open concept living area feels bright and spacious with high ceilings and a well appointed separation of space. The functional kitchen features granite counter tops, brand new stainless steel appliances, and a layout that naturally brings people together. The primary suite, located upstairs, is complete with a walk in closet and a 3 piece en-suite with a walk in shower. Downstairs, the fully developed basement with a wet bar, sets the stage movie nights, or relaxed evenings with friends. Step outside and unwind in the landscaped backyard, or entertain on the back deck where a well appointed pergola helps create an outdoor living space. The green strip and walking path located off the backyard, makes heading out for a walk effortless. Thoughtful features such as air conditioning, a spacious attached double garage, underground sprinklers, and central vacuum add ease to daily living. Ideally located near parks, schools, shopping, and scenic walking paths, this move-in ready home blends nature, convenience, and comfort. Recent updates include all appliances, new carpet, updated bathroom fixtures and toilets, and a tank less water heater—so you can simply move in and start enjoying the lifestyle you've been waiting for.