



GRASSROOTS
REALTY GROUP

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386 Mt Sundance Landing W Lethbridge, Alberta

MLS # A2284950



\$507,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,347 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Tankless Hot Water		

Inclusions: Garage Heater, Extra Lighting in Garage, Shed in Backyard, Curtain Rods

Check out this fantastic fully developed 3 bedroom home with mountain views! Located in the Sunridge neighborhood, this home, built by Cedar Ridge Homes, has it all; all of the quality upgrades you would expect to find in a showhome, located on a quiet street close to amenities, backing onto an open field so no back neighbor, and stunning views of the mountains. This home has been immaculately maintained and it shows. The main floor offers a bright open floorplan with beautiful espresso colored cabinets, gorgeous granite countertops, a pantry, and stainless steel appliances. The dining room and living room have large picture windows to take in the expansive view offered by having no back neighbor or development behind the property. The backyard is fully fenced and landscaped. Upstairs offers 3 bedrooms and boasts newer premium carpet with upgraded underlay you can see and feel instantly. The master bedroom has a walk-in closet and ensuite with tiled glass shower and large soaker tub. The basement was professionally finished in 2021 to seamlessly match the rest of the home and adds an additional TV room, storage room, and 3 piece bathroom with a glass tiled shower. The bright white walls, windows, and premium finishes make this a beautiful and comfortable space. The home also has all of the functional features you would want for added convenience like a double attached garage with a gas heater, air conditioning, tankless hot water heater, and a shed in the backyard for additional storage. This is the perfect home with everything you could want, quick possession possible, call your favorite real estate agent today to view.