



**641 Marie Van Haarlem Crescent N
Lethbridge, Alberta**

MLS # A2287414



\$650,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,475 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, No Neighbors		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: 2x washer, 2x dryer, TV wall mount, central vacuum(no attachments), 2x garage door remotes, garden shed,

Set along green space with direct access to the coulee trail system leading to Alexander Wilderness Park, this custom built bungalow offers a rare combination of open views and intentional design in Legacy Ridge. Built in 2012, this 1,475 square foot home was designed to embrace its setting. Soaring vaulted ceilings and expansive windows immediately draw your eye toward the coulees, filling the main living area with light and views. A gas fireplace with stone surround and wood mantle anchors the space, while the open concept layout flows naturally into the kitchen and dining area for everyday comfort and easy entertaining. The kitchen features rich cabinetry, granite countertops, a walk in pantry, and high end stainless steel appliances including a six burner gas range. The dining area opens onto a large partially enclosed rear deck, offering added privacy and protection from the elements while still enjoying the view. The primary bedroom is spacious and well appointed, complete with a five piece ensuite featuring dual vanities, a jet bathtub, standing shower, and water closet. The layout continues through the walk in closet to the main floor laundry area and connects directly to the main floor four piece bathroom for added convenience. Near the front entry, a dedicated office or additional bedroom with French doors offers flexibility for work or guests. The fully developed walk out basement expands the living space with a large family room, second gas fireplace, full wet bar with full size fridge, three additional bedrooms, another four piece bathroom, and a second laundry area, making it ideal for larger families or multi generational living. With green space along the west side and behind the home, there are no neighbors to the west or rear, creating a rare sense of openness. Legacy Ridge offers close proximity to schools, parks, and trails including Pavan Park and

Peenaquim Park, along with convenient access to everyday amenities. With a double attached garage, quality finishes, and an unbeatable setting, this home offers space, views, and direct access to nature while remaining close to everything North Lethbridge has to offer.