



**1, 1580 Stafford Drive N  
Lethbridge, Alberta**

**MLS # A2291586**



**\$375,000**

<b>Division:</b>	Stafford Manor		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	987 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Low Maintenance Landscape, No Neighbours		

<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>	\$ 200
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Quartz Counters, Smart Home, Walk-In Closet(s)		

**Inclusions:** Google Smart Home System including tablet and doorbell camera, 2x Freezers

Welcome to this beautifully finished end-unit townhouse backing directly onto the coulees, offering incredible views and immediate access to walking and hiking trails right outside your back door. Built in 2018, this fully developed 2-storey townhouse features 2 bedrooms and 3 bathrooms and showcases modern finishes throughout. The main floor offers a bright and functional layout, highlighted by a stylish kitchen with flat-panel white oak veneer cabinetry, quartz countertops, tile backsplash, stainless steel appliances, undermount sink, and a large peninsula that provides plenty of counter and seating space. One of the standout features of this home is the custom-built butler's pantry, complete with a butcher block countertop and double black sliding barn doors, creating both extra storage and a beautiful design statement. The quaint living room opens onto a back patio with wood deck and gazebo, perfectly positioned to take in the stunning coulee views — an ideal place to relax or entertain while enjoying the surrounding natural landscape. Upstairs, the spacious primary suite offers an amazing ensuite with a walk-in tiled shower with glass door, floating vanity with quartz countertop and undermount sink, private toilet room, and a large walk-in closet with wire shelving and custom black barn doors. The upper level also includes a second bedroom, full bathroom, and a convenient hallway nook perfect for a desk or workspace. The fully developed basement provides additional living space with a comfortable family room, full bathroom with tiled shower, and laundry area. This home also features a Google Smart Home system, allowing you to conveniently control your lights, temperature, doorbell, and door locks directly from your phone or tablet. Additional highlights include the convenience of a single attached garage, Hardieboard siding,

aluminum railings, and low-maintenance landscaping for long-term durability and ease of care. Located in North Lethbridge, this home has schools, shopping, and nature all close by. Call your favorite agent today to view!