



**416 Haru Moriyama Place N  
Lethbridge, Alberta**

**MLS # A2294063**



**\$662,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,638 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island		

**Inclusions:** Fridge, Stove, Hood fan, Dishwasher, TV Mount(s), Playhouse, Trampoline, 2 garage door openers and remotes, washer and dryer, outdoor swing and platform, Hot Tub, all window blinds, Gazebo(as is).

Experience exceptional family living in this meticulously maintained bi-level, perfectly situated in the desirable Legacy Ridge community. This home offers an impressive open-concept main floor featuring vaulted ceilings, skylights, and a gourmet kitchen with granite countertops and a large island. The spacious primary suite boasts a walk-in closet and a 4-piece ensuite, complemented by main floor laundry for ultimate convenience. The walk-out lower level is a true standout, leading to a massive yard equipped with a hot tub and underground sprinklers. A rare highlight is the second "insulated and heated garage, providing ample space for projects or storage. This home is loaded with extras like central A/C, skylights, fireplaces, central vac and best of all, a cozy three-season covered deck. With a second double garage, quality finishes, this home offers space, access to nature while remaining close to everything North Lethbridge has to offer including being located in a quiet, family-friendly cul-de-sac. Legacy Ridge offers close proximity to schools, parks, and trails including Pavan and Peenaquim Park.