



**605 Sunridge Crescent W
Lethbridge, Alberta**

MLS # A2295177



\$625,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,385 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, See Remarks		

Inclusions: n/a

A rare offering with truly unforgettable views. Tucked away in one of the most tranquil settings available, this custom built walkout bungalow captures a lifestyle that is hard to replicate. Step onto your back deck and take in sweeping views of the pond and park, while enjoying the peaceful sound of your own backyard stream. It is a setting that feels private, calming, and simply exceptional. Inside, the home continues to impress with refined finishes and thoughtful design throughout. The gourmet kitchen is beautifully appointed with granite countertops and a high end stainless steel appliance package, seamlessly connecting to inviting living spaces anchored by a warm gas fireplace. Every detail has been carefully considered to create both elegance and comfort. The fully developed walkout basement features 9 foot ceilings, offering an ideal space for entertaining, whether hosting around a pool table or creating a relaxed family retreat. With three bedrooms and three bathrooms, the layout provides both flexibility and functionality for a variety of lifestyles. This home has also been designed with efficiency and longevity in mind, featuring Energy Star windows, a newer high efficiency furnace, and R 50 attic insulation. Built to Gold Certified Built Green standards, it offers enhanced performance and peace of mind. The exterior is equally impressive with low maintenance landscaping that includes artificial turf, xeriscaping, and durable Trex decking. Beautifully maintained and extensively upgraded over the years, this home delivers a rare combination of quality, efficiency, and setting. And with views like this, it is worth mentioning again, they are simply outstanding.