



**1 Edgemoor Way W
Lethbridge, Alberta**

MLS # A2298128



\$1,849,000

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|------------------|--|---------------|------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | 2 Storey, Acreage with Residence | | |
| Size: | 3,910 sq.ft. | Age: | 2019 (7 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Double Garage Detached, Off Street, RV Access/P | | |
| Lot Size: | 1.10 Acres | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s), | | |

| | | | |
|--------------------|-------------------------|-------------------|-------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | Residential |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Storage, Tankless Hot Water, Vinyl Windows, Wired for Sound

Inclusions: Main house - Fridge, stove, dishwasher, microwave, washer/dryer, A/C, all window coverings, underground sprinklers, all shelving in storage room & shop. Carriage house - Fridge, stove, dishwasher, microwave, washer/dryer, A/C, all window coverings

Tucked within the prestigious Edgemoor subdivision, this exceptional estate blends peaceful country living with the convenience of being just minutes from West Lethbridge. Set on 1.1 acres of beautifully landscaped grounds, the property captures sweeping views of the coulees, mountains, and surrounding open fields—an unbeatable setting paired with an extraordinary lifestyle. Boasting over 5,600 sq. ft. of meticulously finished living space, the main residence features soaring 10-foot ceilings on the main floor and 9-foot ceilings below. Timeless brick and stucco construction is complemented by high-end finishes throughout, including granite countertops, stainless steel appliances, durable vinyl plank flooring, and four fireplaces that add warmth and character. Designed with both everyday living and entertaining in mind, the home offers a spacious, chef-inspired kitchen with a large central island and abundant storage. Adjacent living areas include a generous family room, elegant sitting area, bright home office, and a convenient main-floor laundry/mudroom. The primary suite serves as a true retreat, complete with its own granite-surround fireplace and a luxurious 5-piece ensuite. Upstairs, a massive recreation room with fireplace provides the perfect gathering space, alongside two oversized bedrooms (each measuring 16' x 23')—ideal for children, guests, or extended family. The fully finished basement expands the living space even further, featuring a large family room with an additional fireplace, extra bedrooms, and ample storage. Adding incredible versatility, the detached carriage house includes a double and single garage below, with a well-appointed upper level offering a 2-bedroom legal suite, office space, additional storage, and potential for a bachelor suite. It's perfectly suited for multi-generational living, guests, or supplemental

rental income. The grounds are fully landscaped with mature trees, underground sprinklers, and exceptional privacy. Both the main home and carriage suite are equipped with fire suppression systems and connected to Telus fibre optic internet, ensuring modern safety and connectivity. Whether you're seeking space to grow, a place to work from home, or a private retreat close to the city, this remarkable property delivers comfort, flexibility, and endless opportunity.