



**9 Fairmont Bay S
Lethbridge, Alberta**

MLS # A2300555



\$600,000

Division:	Southgate		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,258 sq.ft.	Age:	1999 (27 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, High Ceilings, Jetted Tub, Skylight(s)		

Inclusions: OTR, u/g sprinklers, gazebo w/hot tub, drinking water filter

Imagine arriving home to your executive residence in one of Fairmont's most prestigious cul de sacs. From the moment you pull up, the striking stone and stucco exterior creates exceptional street appeal and sets the tone for the quality found throughout. Step inside to a spacious, light filled foyer highlighted by a feature staircase with integrated lighting, an architectural statement that immediately elevates the space. Soaring 9 foot ceilings throughout the main level enhance the sense of openness, while skylights invite even more natural light into the home. The impressive entrance is only a preview of what awaits in this distinctive property, thoughtfully designed for refined yet comfortable living. At the heart of the home is an expansive oak kitchen offering generous workspace and a large breakfast bar that flows seamlessly into the dining and living areas, allowing you to tailor the layout to your lifestyle. A formal sunken living room with a stone faced fireplace provides an elegant setting for entertaining, while the separate formal dining room is ideal for hosting special occasions. Main floor laundry and a two piece powder room add everyday convenience. Upstairs, the primary suite is a true retreat, featuring a spacious closet and a luxurious ensuite complete with a jetted tub where you can unwind while taking in stunning mountain views. An open office space offers flexibility for work or study, and two additional generously sized bedrooms, each with built in makeup or homework desks, share a well appointed four piece bathroom. The fully developed lower level expands your living space even further with two additional bedrooms, a large family room, a craft room, cold storage, another built in desk area, and an additional full bathroom. With over 2,200 square feet above grade, this home delivers both scale and versatility for growing families or those who love to entertain.

Additional features include central vacuum with a convenient Kicksweep feature in the kitchen, underground sprinklers, a multi level deck with pergola and hot tub, and a security system for added peace of mind. Move in ready and situated in a location you will truly love, this exceptional Fairmont home offers an outstanding opportunity to enjoy upscale living at its finest.