



**1059 Caledonia Place W
Lethbridge, Alberta**

MLS # A2123071

\$799,900



Division:	The Crossings		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	2,143 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 2 garage door remotes.

RARE OPPORTUNITY! This is the last lot left on Caledonia Place in The Crossings! Caledonia Place is the most upscale street in the neighbourhood with developer built stone wall surrounding these homes. LOT FRONTAGE IS HUGE AT 56 FEET(so rare to find lots this large!) Proposed for this site from Custom Quality Build is this large modified bi-level home with walk-up basement to yard. Home would have exterior hardiboard siding and stone accents with appliance package, central a/c, and deck included. Home features 5 big bedrooms, an office, vaulted ceilings on main, and 9 foot ceilings on other levels. Flooring is vinyl plank & carpet. More than 3350 sf of total developed space! Will take 7 months to build from contract on construction draw mortgage. If you don't like this plan, bring your own and work with Custom Quality Build to make your home dreams come true!