



GRASSROOTS
REALTY GROUP

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425 Arbourwood Terrace S
Lethbridge, Alberta

MLS # A2124170



\$1,695,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,331 sq.ft.	Age:	2015 (10 yrs old)
Beds:	6	Baths:	4 full / 2 half
Garage:	Triple Garage Attached		
Lot Size:	0.42 Acre		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind, Private, Underground Sprink		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, Stone Counters, Walk-In Closet(s)		

Inclusions: B/I Microwave, Dishwasher x2, Washer/Dryer x2, Blinds, A/C x2, B/I Range, Gas Cooktop, Refrigerator, Window Coverings, UG Sprinklers,

Let's get out our real estate checklist. First off, do you have a big family? If yes, keep reading. Do you want to be the house that the kids want to hang out in? You are the cool mom and dad, and your kids want to stay at home with you. This is the one for you. 425 Arbourwood Terrace S located in the luxurious Prairie Arbour sub division. This home features well almost everything! The main floor provides you with tons of space for entertaining your guests. Including a billiards room, main floor office, and a great deck for outdoor living. The kitchen is made for a chef! Top of the line appliances, tons of counter space and a lot of cabinets! Upstairs is perfect for a family. There are 3 kids beds upstairs, and a huge master suite. The master bedroom features a big walk-in closet, walk-in shower, his and her sinks, and a lot of space. The upstairs even has a nice bonus sitting room that can be a perfect place for homework, or just relaxing and reading. Downstairs is where you become the fun parent! Not only is there an amazing in home theatre setup. There is another living area with a wet bar. Walkout to the huge yard. 2 more bedrooms, and another bathroom. Oh and did we mention the indoor pool! This home has an in-ground, indoor heated pool. So how is your home checklist going? Huge house. Check. Kid friendly. Check. Amazing Kitchen. Check. Indoor pool. Check. I'm sure your list has more on it, and this home probably has everything you're looking for. Take the time to book a showing with a realtor to view your dream home come true. (Check out the virtual tour to really get a good feel for this home)