



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**431 Mary Cameron Crescent N  
Lethbridge, Alberta**

**MLS # A2124642**

**\$475,000**



<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,455 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Tile
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Granite Counters, Soaking Tub

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R-SL

**Utilities:** -

**Inclusions:** Central air conditioner, dishwasher, microwave hood fan, refrigerator, stove, window coverings, central vacuum

Welcome home to 431 Mary Cameron Crescent North. The perfect family home situated on a quiet cul de sac in the amenity rich area of Legacy Ridge, only a few blocks from St. Teresa of Calcutta School. This open concept home boasts a generous foyer which leads into the open concept light filled kitchen, dining room and great room. The kitchen features maple stained cappuccino shaker cabinets, granite countertops and an upgraded stainless steel appliance package with oversize full fridge/freezer and Bosch dishwasher. The great room boasts a gas fireplace and spacious layout. The main floor conveniently offers a two piece powder room along with laundry room complete with washer and dryer and storage. The upper floor offers a spacious primary bedroom with four piece spa bathroom featuring an oversized tiled shower and separate jetted tub. Two additional upper bedrooms and a three piece main bathroom complete the upper level. The lower level is an entertainers dream with multiple areas to host family and friends. Enjoy a game of pool, billiards or watching your favorite sports team in the oversized recreation room. The lower level rounds out with a second three piece bathroom and light filled fourth bedroom perfect for guests or an ideal home office space. This home has fully landscaped yard with mature trees, alley access and is conveniently located close to neighboring parks. Don't miss your opportunity to call this place home. Call your favorite Realtor and book your private showing.