



**128 Gateway Mews S
Lethbridge, Alberta**

MLS # A2127855



\$648,800

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,855 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Underground Sprinklers		

Heating:	High Efficiency, Floor Furnace	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Vaulted Ceiling(s), Wired for Sound		

Inclusions: Control 4 Audio System and built-in speakers, Pet wash station in garage, Gas firepit, Pergola, Garden shed

Welcome to Gateway Mews! This family friendly cul-de-sac setting sits adjacent to a walkway leading directly to Dr. Robert Plaxton Elementary School field and playground. The home was custom designed and features a lengthy list of high-quality upgrades that become evident from the minute you pull up. The oversized pie shaped lot is a rare find and is beautifully landscaped and very well maintained. Enter the front door to an inviting, wide-open concept on the main level with high vaulted ceilings, plenty of windows, and an open staircase leading to the upper-level landing. Rich cherry wood cabinetry, granite counter tops, double door pantry, breakfast bar, quality stainless appliances and unique down-draft ventilation fan make the kitchen space a joy to spend time in. The living room, Kitchen, Dining area, and main floor Office/Den all have great views to the backyard and lounge areas. These living spaces compliment your day-to-day lifestyle and serve you well for entertaining friends and family. The huge upper-level Primary bedroom suite has 100+ sq ft walk-in closet finished with built-in organizers, plus an ensuite bath complete with a relaxing steam shower. The lower level highlights include a cozy Family room with a fantastic bar area, gas fireplace, 2 Bedrooms, another bathroom, and walk-out door that takes you to a covered and very private, below ground level patio area. This would be a perfect place for a future hot tub! The backyard also includes an elevated sundeck with a Duradek surface and glass railing, a professionally built paving stone patio area complete with a gas-fed firepit, a unique stone waterfall feature, Pergola and swing, large woodshed, and concrete block fencing. The attached heated garage is finished inside, measures 25' x 22', and even has its own pet wash station! Neighbourhood walkways, parks, ponds, playgrounds and

lengthy list of nearby shopping and amenities make this location one to consider. Contact your Realtor to book a private viewing today!