



**306 Haru Moriyama Place N
Lethbridge, Alberta**

MLS # A2127878



\$529,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,455 sq.ft.	Age:	2010 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Lawn, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island		

Inclusions: garage door cabinet

Car enthusiasts will rejoice at the heated attached garage, thoughtfully designed for the avid mechanic. Equipped with workbenches and ample tool cabinets, it's a haven for DIY projects and hobbyists alike. Walking into the home you will notice it's classic design and modern comforts, including gas fireplace in the living room, granite countertops, and stainless steel appliances, to name a few, this home is sure to capture your heart. Convenience is key with main floor laundry facilities and a 2-piece bathroom located off the garage, providing ease of access for busy households. Upstairs, three generously sized bedrooms await, including a master suite that epitomizes comfort. The bright ensuite bathroom is a sanctuary of relaxation. The 4-piece bathroom at the top of the stairs serves the additional 2 bedrooms. The basement level adds versatility to the home, offering a fourth bedroom for guests or family members, along with another 4-piece bathroom. A spacious family room complete with built-in speakers for immersive entertainment experiences, and backyard access through the walkout basement. For those seeking outdoor relaxation, the extended glass railing offers both wind protection and privacy, with alley access for extra convenience. Walking distance to schools, Alexander Wilderness Park, Peenaquim Park, and Legacy Park. With a new furnace in Jan 2024, hot water on demand this home is what you've been looking for.