



**641 Marie Van Haarlem Crescent N
Lethbridge, Alberta**

MLS # A2128143



\$675,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,508 sq.ft.	Age:	2013 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Gentle Sloping, Under		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Wet Bar, Wired for Data, Wired for Sound

Inclusions: Fridge, Gas STove, Hood Fan, Microwave, Dishwasher, Central Van & Attachements, Window Coverings, 2x Washer, 2x Dryer, Garborater, Basement Fridge

Welcome to 641 Marie Van Haarlem N, in Legacy Ridge. With a total developed area of 2758 Sq/Ft this bungalow with walkout basement has scenic coulee views, featuring 5 bedrooms, 3 bathrooms, and an attached double car garage. The heart of this home is its spacious open-concept living, dining, and kitchen area, complete with a warm fireplace and plenty of natural light pouring in through large windows showcasing the beauty of the coulees. Start your day with a cup of coffee on the deck, surrounded by nature's beauty. On the main floor, you'll find one bedroom or office space, a 4-piece bathroom with a laundry area, and a primary bedroom boasting a 5-piece ensuite and a walk-in closet. The kitchen boasts granite countertops and a 6 burner gas stove and the other appliances are brand new, adding a touch of modern convenience to your cooking experience. The walkout basement offers potential for rental income, featuring 3 additional bedrooms, a 4-piece bathroom, a family room with another fireplace, and a handy wet bar with a full size fridge and downstairs laundry in the utility room. Located in the family-friendly community of Legacy Ridge, you'll enjoy easy access to schools, parks, and trails like Alexander Wilderness Park, Pavan Park and Peenaquim Park. Outdoor enthusiasts will appreciate the nearby hiking trails, bicycle paths and dog parks. This one owner home has been well maintained and lovingly enjoyed, this would be a great forever home for you. 641 Marie Van Haarlem N offers the ideal combination of comfort and convenience for you and your family. Be sure to check out the video tour in the links or on YouTube by searching for the home address. Don't miss out on this peaceful bungalow in Legacy Ridge!