



**14 Kings Road S  
Lethbridge, Alberta**

**MLS # A2129139**



**\$789,900**

<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,545 sq.ft.	<b>Age:</b>	1982 (42 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, O		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Fruit Trees/Shrub(s), Lawn, Garden, Landscaped, Un		

<b>Heating:</b>	Boiler, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bidet, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** 2 fridge, oven, 2 stove top (original one not installed), freezer, 2 microwaves, dishwasher, washer, dryer, cabinets in dining nook/kitchen, bookcases downstairs, ceiling fan(s), 2 garage door openers & control(s), a/c, underground sprinklers, window coverings, central vac & attachments, shed, chandelier, ceiling fan(s) - All goods "As is where is" but in working order. Intercom system included is as is & not working; wiring is all there & could be reconnected.

If you've always dreamed of living in a castle this is your chance! This custom built home lies in Tudor Estates & boasts a fairytale exterior, giving it endless curb appeal, from its lovely stone work to its prominent turrets & beautiful landscaped gardens, this modern mansion has it all! From the moment you walk up to this spectacular home, you are greeted by a beautifully handcrafted door, opening onto an impressive foyer with a grand curved staircase. With 6 spacious bedrooms, 4 bathrooms, a double heated attached garage, this unique home is not your run-of-the-mill 2 storey. Featuring 3545 sqft on two floors with an additional newly finished fully developed basement sprawling over 1900 sqft, giving a grand total of 5453 sqft of finished living space! Enough space for all! Over the years this home has been lovingly maintained with several upgrades; new windows throughout, HWT, paint, granite countertops in the bathrooms, landscaping & metal fencing, some appliances plus a \$100,000 interlock steel roof! But the original carved woodwork & cedar planking remain intact. In total there are 2 turrets, 2 living spaces on each floor, modern kitchen with pull-out shelving & fitted appliances, a basement kitchenette with potential for a future suite, 3 fireplaces, a craft sewing area, a cozy library to discover your imagination plus a rooftop patio to enjoy 360 degree panoramic views! Here's the perfect spot to entertain guests, giving them a birds eye view of the city or your children having sleepovers during a meteor shower & watch them gasp in amazement! Conveniently located, this property offers easy access to essential amenities; shopping, restaurants, transportation & steps away from parks, walking/bike trails in the coulees plus walking distance to the Lethbridge College. Look at the 3D virtual tour & book your viewing today with your favourite Realtor! Don't miss

the chance to call this incredible property "HOME"!