



GRASSROOTS
REALTY GROUP

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**27 Kings Crescent S
Lethbridge, Alberta**

MLS # A2130217



\$589,000

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,967 sq.ft.	Age:	1982 (42 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Front Yard, Lawn, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber, See Remarks	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, hood fan, BI microwave, washer, dryer, blinds, central AC, hot tub, garage door opener and remote, 3x TV mount

Welcome to 27 Kings Crescent South, where elegance meets comfort in the beautiful Tudor Estates neighbourhood! 27 Kings Crescent South presents a recently modernized home with timeless charm, boasting a classic Tudor style where you have waling, biking, and hiking trails directly outside your front door. Built in 1982, this meticulously maintained 2-storey residence exudes warmth and sophistication. As you step inside, you'll be greeted by a formal sitting room and dining room gracefully positioned at the front of the main floor with windows that provide the amazing view right across the road. These spaces invite gatherings and offer a perfect setting for hosting memorable moments with family and friends. At the heart of the home, the kitchen, breakfast nook, and living room harmoniously blend to create a cozy yet spacious area, perfect for everyday living and entertaining. The kitchen is a chef's delight, featuring beautiful wood cabinetry, granite counters, slate tile backsplash, ample counter space, modern appliances, and a convenient island for casual dining. Upstairs, discover the three generously sized bedrooms, including the large primary bedroom with 2 walk-in closets and an updated ensuite with walk-in shower. Additionally, you'll find another full bathroom with tub/shower combo serves the remaining bedrooms, and the conveniently placed laundry room. The lower level of this residence offers versatility and functionality, with a fully finished basement boasting two additional bedrooms, a bathroom, and a large family room. Step outside and experience the beauty of the landscaped yard, meticulously adorned with a slate rock patio and a rear deck leading to the inviting hot tub. Here, relaxation and outdoor enjoyment await around the serene pond and many fruit trees and bushes which include currents, choke cherries, raspberries, apples,

hops, and many perennial flowers. Underground sprinklers and drip lines make it easy to maintain. Other features of this amazing property include: a brand new hot water tank, furnace replaced in 2018, roof replaced in 2019 with 50 year rubber shingles, in-floor heating in the ensuite, With its desirable location, spacious layout, and thoughtful design, 27 Kings Crescent South embodies the epitome of comfortable living in Tudor Estates. Don't miss the opportunity to make this exquisite property your own.