



GRASSROOTS
REALTY GROUP

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2905 48 Avenue S
Lethbridge, Alberta

MLS # A2131743



\$1,299,900

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,617 sq.ft.	Age:	2002 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached, Triple Garage Detached		
Lot Size:	0.72 Acre		
Lot Feat:	No Neighbours Behind, Landscaped, Underground Sprinklers, Paved, Private		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: Public

Floors: Carpet, Hardwood, Tile

Sewer: Septic Field

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full, Walk-Out To Grade

LLD: -

Exterior: Stucco

Zoning: DC

Foundation: Poured Concrete

Utilities: -

Features: Bookcases, Quartz Counters, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Fridge, stove, dishwasher, washer/dryer, microwave, beer fridge, flat screen in kitchen, window coverings, central vac w/ attachments, central shop vac w/ attachments in attached garage, tv wall mounts, projector & speakers (as is/where is) *no screen, fencing available for chain link that was removed on west side of house, underground sprinklers

Welcome to your dream estate in the prestigious neighbourhood of Southridge. This timeless walkout bungalow has all of the features and finishes you'll want and need. It offers a total living space of 3,165 square feet, boasting 3 bedrooms and 2.5 bathrooms, making it an ideal family home in a prime location. Step inside to discover a main level designed for both comfort and functionality. The open layout creates a seamless flow, with a dedicated office space offering versatility for remote work or study. The primary bedroom is a retreat in itself, featuring a luxurious 5-piece ensuite bathroom and a walk-in closet, providing ample storage and relaxation space. Entertain with ease in the inviting living room, complete with a cozy fireplace that sets the perfect ambiance for gatherings or quiet evenings in. The kitchen is a chef's dream, boasting generous proportions, custom cabinetry, an oversized island, and a convenient butlers pantry, ensuring ample storage and prep space for culinary adventures. Adjacent to the kitchen, the dining room provides a welcoming space for family meals, with easy access to the outdoor patio area, ideal for al fresco dining or enjoying the scenic views of the landscaped backyard overlooking the coulees. Venture downstairs to discover even more living space, including two additional bedrooms for family members or guests, a spacious rec room that offers endless possibilities for entertainment or relaxation, and a theatre room, perfect for cozying up for family movie nights or utilize it as an extra guest room as it also features a murphy bed. Parking and storage are a breeze with both an attached triple garage for everyday convenience and a detached 1,102 square foot dream garage in the back, providing ample space for working on your favorite car project or additional storage needs. Outside, the expansive backyard offers endless

opportunities for outdoor enjoyment, whether it's gardening, playing with the kids, or simply relaxing and taking in the stunning views of the surrounding coulees. With its timeless design, bonus features, and picturesque location, this bungalow in Southridge truly offers a lifestyle of luxury and tranquility. Contact your favorite realtor today and don't miss out on the opportunity to own this remarkable property.