



GRASSROOTS
REALTY GROUP

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**52 Northlander Way W
Lethbridge, Alberta**

MLS # A2133593



\$550,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Garry Station | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,942 sq.ft. | Age: | 2015 (9 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Lawn, Irregular Lot, Landscaped, Treed | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R-CL |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

Inclusions: Built-in Oven, Built-in Fridge/Freezer, Built-in microwave, Dishwasher, Range Hood, burner gas cook top, Washer and Dryer, All window coverings including curtains, rods and blinds, Garage Door Opener and 1 remotes, Underground sprinklers, Air Conditioning, Firepit, tv bracket on main floor, central vac and attachments, carpet and cloth walls in basement,

Welcome to the perfect family home located at 52 Northlander Way in this fantastic neighborhood of Gary Station West. Nestled on a quiet corner lot, this property boasts an oversized garage and a meticulously maintained yard, making a striking first impression. As you step into the front foyer, you'll find space for a cozy bench and be greeted by an open spindle railing that leads you into the expansive open-concept kitchen, dining, and living room. The kitchen is a culinary dream, featuring a massive quartz countertop, a built-in microwave and oven, a coveted five-burner gas cooktop, and a stunning oversized, side-by-side fridge/freezer combo encased in custom cabinetry. Adjacent to the kitchen is one of the largest pantries, perfect for storing all your family's favorite snacks. The main floor also includes access to a mudroom, garage, and a convenient half bath. The main floor is adorned with beautiful wainscoting that elevates the home's elegance. A gas fireplace with a floor-to-ceiling tile surround adds warmth and charm to this living area. Heading upstairs, the primary bedroom is a true retreat, located at the back of the home and featuring a tray ceiling and large windows that offer a picturesque view of the stunning backyard. The en suite bathroom is a sanctuary with double sinks, a four-foot shower, a soaker tub with a large obscure glass window that truly floods the room with light and a spacious walk-in closet. A bonus media room, currently used as a personal studio with easily removable flooring, separates the primary bedroom from the additional bedrooms. The spare bedrooms at the front of the home are generously sized, with one including a large walk-in closet. The main bathroom on this floor features a six-foot tub/shower combo and continues the theme of quartz countertops. Convenience is key in this family home, with a second-floor laundry

room equipped with built-in shelving. The home sits on a massive pie-shaped lot, perfect for outdoor living and has the convivence of underground sprinklers! Enjoy the composite deck with a built-in gas line, which leads down to a lower deck – an ideal spot for a hot tub is between the two. A separate area is designated for a fire pit, surrounded by towering poplars that enhance the privacy and beauty of the backyard. The yard is so expansive that, with proper permits and within the 14% lot coverage, you have the potential to add a detached garage. Gary Station is a highly desirable area, close to shopping and set to become even more sought-after with the addition of the new elementary school. Don't miss the opportunity to make this exceptional home yours. Call your favorite realtor today to book a showing – this is the one!