



**67 Montrose Way W
Lethbridge, Alberta**

MLS # A2139287



\$674,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,051 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Gazebo, No Neighbours Behind, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: hot tub, gazebo, shed, underground sprinklers

This is the exceptional family home you've been waiting for! It's not a regular family home...it is elevated with all the extras! Think fully finished, 5 bedrooms, triple car garage, custom built in basement bar, massive yard, and so much more. Through the front door is a spacious front entrance with large closet, and a built in desk area. The mudroom is conveniently located right in from the garage, and so is the large walk through pantry. You'll love the kitchen with it's modern finishes, island, built in wall oven, gas cooktop, quartz countertops, and stainless steel appliances. The living room has a beautiful electric fireplace with tire surround, with windows all around, flooding the whole main floor with the best natural light. The dining room is a great size, and has even more windows on every side. Up to the second floor there is lovely wrought iron railing, that flows in to your large bonus room, with an incredible view! With no neighbours behind, this is the perfect place to cozy up and enjoy the sunset. Two great size rooms with a full bathroom in the middle, and an actual laundry ROOM with linen closet are up here as well. The primary bedroom is a fantastic size, and features a walk in closet, and a gorgeous ensuite with custom tile shower with bench, double vanity, and a soaker tub too! The basement was recently completed with two more bedrooms, a family room, a full bathroom with another custom tile shower, and a stunning, one of a kind wet bar. We haven't even got to the outside yet... The backyard is HUGE, and once again, no neighbours behind! There is a sprawling deck with gazebo, an area for the bbq (gas line too), garden boxes, a new shed, and a hot tub placed in a nice private area of the yard, blocked from the wind. The triple car garage has gas run to it for a heater, and a man door with access to the backyard. This home is located on a super quiet

street with no through traffic, and is just a few minutes walk to the park and playground. The new elementary school is under construction, set to open in 2025, and will be just a few minutes walk away as well. Located close to ALL amenities like groceries, pharmacies, restaurants, churches, the hardware store, and so much more, you really NEED to see this one to appreciate all the wonderful details. Give your Realtor a call and get in here!