



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

24 Fairmont Point S Lethbridge, Alberta

MLS # A2139710



\$949,900

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,357 sq.ft.	Age:	2000 (25 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Cul-De-Sac, Lake, Lawn, No Neighbours Behind, See Remarks, Underground		

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

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Cedar Shake

Basement: Finished, Full, Walk-Out To Grade

Exterior: Concrete, Stucco, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Features: Built-in Features, Central Vacuum, Granite Counters, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge, cook top, B/I Double Oven, Dishwasher, Washer, Dryer, Central A/C, Garage Door Openers + Remotes, B/I Speakers, Projector As-Is, Central Vac & Attachments.

Welcome to a once-in-a-lifetime opportunity to own a breathtaking custom-built residence nestled on the shores of Fairmont Lake. This grand two-storey estate redefines luxury living, boasting unparalleled craftsmanship, opulent features, and panoramic views that will leave you in awe. Indulge in the epitome of elegance with this fully developed walk-out basement masterpiece. Every detail has been meticulously curated to create a residence that stands as a testament to architectural brilliance. Immerse yourself in a world of cinematic delight within the 7-seat theatre room, or unwind by one of the three gas fireplaces that grace this home with warmth and sophistication. A dining and recreation area provides the perfect backdrop for lavish gatherings. The heart of this residence is undoubtedly the gourmet kitchen, featuring granite and Corian countertops, built-in appliances, and a captivating view of Fairmont Lake. It's an entertainer's dream, combining functionality with breathtaking aesthetics. Escape to the four bedrooms on the upper level, each designed for comfort and style. With 3 1/2 bathrooms, this home offers an unmatched level of convenience and sophistication. Step onto the rear elevated deck, where a hot tub awaits, promising moments of relaxation with an enchanting view of the lake. Below, a patio expands the outdoor living space, creating an atmosphere of tranquility and luxury. A three-car garage completes this residence, providing ample space for your vehicles and additional storage, reflecting a commitment to both form and function. Envision a lifestyle where luxury knows no bounds, where every detail has been considered and executed with precision. This Fairmont Lake residence is not just a home; it's a statement of prestige and exclusivity. Seize the opportunity to own a piece of architectural magnificence that will stand the test of time. Call your

favorite Realtor® today to schedule your private viewing today and experience the epitome of luxury living.