



972 12 Street S  
Lethbridge, Alberta

MLS # A2142732



**\$869,000**

<b>Division:</b>	Fleetwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,416 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	High Efficiency	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island		

**Inclusions:** 3 Televisions, Central A/C, Electrostatic Air Filtration, Stand-up Fridge/Freezer, Stand-up Freezer, Alarm System, 2 Garage furnaces

Custom designed and crafted with luxury and elegance at the forefront. From the moment you arrive to view this one-of-a-kind residence, the highest level of quality and class is immediately apparent. A stone and acrylic stucco exterior, secluded paving stone front patio and water fountain are just the beginning of a long list of exceptional features and upgrades seen throughout the home. French doors to a welcoming front Foyer, 9' ceiling height, rich hardwood flooring, transom windows with electric blinds, a double-sided gas fireplace, built-in ceiling speakers, are the 1st of many highlights. The kitchen and dining areas are truly outstanding in design and quality. High end custom cabinetry, double door floor to ceiling pull-out pantry, granite countertops, massive island with breakfast bar seating and a food prep sink, marble counter to ceiling backsplash, built-in appliances including a Sub-Zero refrigerator, a 6-burner gas stove complete with water pot filler, as well as a coffee station, and pot hanger with lighting directly above the island. The spacious dining area is complimented by a built-in China cabinet with granite counter tops and hideaway television. The Primary bedroom suite is complemented by one of the most elegant 6-piece bathrooms you will ever see. Large tile and glass shower stall with a Raincan shower head, oversized soaker tub, water closet, and double sinks. What a great way to start and end your day. Huge windows adjacent to your lower-level staircase offer a great view and bring in tons of natural light to both levels. The fully developed basement features 9' ceilings, a family room/games room with built-in bar, 3 more bedrooms, (one with French doors creating an office space or fitness room option), as well as another bathroom with a Raincan shower head and heated floors. The WOW factor continues even when you head out to your backyard.

A few short steps from your kitchen is a covered veranda with a full height stone feature gas fireplace, cedar lined ceiling and believe it or not, a heated tile flooring system. The back yard is private, nicely sheltered and very peaceful. A 30' X 22' garage is finished with rubberized flooring, 2 overhead heaters, plenty of custom cabinetry and shelving, as well as 220 wiring. There is an underground watering system for the gardens as well as powered on/off switches for the fountains. The inclusions list goes on with over \$40,000 in furniture and valued extras! Even better, this residence is conveniently located in the heart of the city with quick access to the coulees, Hospital, schools, and shopping. For an extensive list of extras and a private viewing, call your Realtor today.