



**GRASSROOTS**  
REALTY GROUP

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**3131 Parkside Drive S  
Lethbridge, Alberta**

**MLS # A2144430**



**\$1,479,000**

<b>Division:</b>	Henderson Lake		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,875 sq.ft.	<b>Age:</b>	1999 (25 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Level, Underground		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	fridge, stove, dishwasher, hood vent, microwave, washer, dryer, window coverings, a/c unit, garage door opener & controls, gate opener		

A ONCE-IN-A-LIFETIME OPPORTUNITY to own a CUSTOM-BUILT BUNGALOW on PARKSIDE DRIVE. Meticulously crafted by the original owner, this premium residence is now offered for sale for the first time ever. Spanning 1,875 sq. ft. on the main floor, this fully developed home exudes warmth and comfort, taking full advantage of a prime location shared by only a select few homes. This is your chance to own a forever home in one of the most coveted neighborhoods. Every detail was meticulously considered in creating 3131 Parkside Drive, S. The front and back outdoor patios provide a feeling of privacy and seclusion, allowing you to enjoy your expansive 70 x 200 ft. lot overlooking Henderson Lake. The grand front entry welcomes guests into the living room, where a central gas fireplace serves as the focal point. The main floor features a spacious chef's kitchen with custom cabinetry, quartz countertops, top-of-the-line appliances, and a walk-in pantry. The luxurious master bedroom boasts a double vanity, jetted tub, separate shower, and large walk-in closet, with access to the rear deck overlooking the backyard. Additional main floor highlights include a formal dining room, a sewing room with park views, and a private office for working from home. Downstairs, the "Entertainer's Dream" basement awaits. This massive, wide-open space is perfect for a home theatre, snooker table, shuffleboard, poker table, and a wet bar; why go out when you can entertain at home? The basement also includes a 4-piece bath, two additional bedrooms, and a convenient storage room for seasonal decor and off-season wardrobe storage. Parking is abundant with a circular driveway in front and a large parking pad in back, providing space for a dozen cars or more. The tandem  $\frac{1}{2}$  car attached garage features front and rear access, epoxy flooring, and

large windows that fill the space with natural light. A retractable electric gate provides secure access to the paved back lane.