



GRASSROOTS
REALTY GROUP

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**328 Stonecrest Place W
Lethbridge, Alberta**

MLS # A2144758



\$1,450,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,027 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Heated Garage, Insulated,		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Smart Home, Storage, Tankless Hot Water, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	n/a		

This sophisticated & eloquent home is sure to please the discerning buyer who is looking for quality & luxury. Here are just a few of the features this home has to offer: Net Zero 20 Kw solar panel system, coulee views, 150K in landscaping, 16K front entrance Chandelier, solid maple wood through out, 5 Car heated garage that even has a lift for the summer sports car, 5 Piece Ensuite, main floor laundry, bonus room upstairs, 4 bedrooms, 4 bathrooms, Wet bar & perfectly tempered wine cellar, large rec room, theatre room, exercise room, walk out basement that has sliding doors to a heated patio & power screens for privacy and wind block. This home offers space, functionality & is perfectly designed for hosting parties & gatherings year round. There is something for everyone to enjoy in this home and is sure to please.