



**618 Mount Sundance Bay W
Lethbridge, Alberta**

MLS # A2146066



\$475,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,474 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, No Neighbours Behind, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Quartz Counters		

Inclusions: U/G sprinklers in backyard

Imagine coming home to a peaceful cul-de-sac tucked away in the eco-friendly Sunridge neighbourhood, surrounded by fantastic amenities! You will love this functional, fully developed two-story home featuring an attached double garage, a main floor office, a cozy fireplace, 3+1 bedrooms, 3.5 baths, and the convenience of 2nd-floor laundry. The kitchen is a chef's dream with sleek quartz countertops, stainless steel appliances, and a corner pantry, perfect for all your culinary needs. Retreat to the private primary suite, complete with a walk-in closet and a luxurious four-piece ensuite featuring a large soaker tub and a separate shower. This lovely home is situated on a spacious pie-shaped lot, offering plenty of outdoor space for relaxation and play. You'll appreciate the thoughtful storage solutions, including lockers located by the garage entrance and front door, keeping your home organized and clutter-free. You also have rear underground irrigation to keep your lawn low maintenance! Located in Sunridge, a community dedicated to green living, you'll enjoy access to natural wetland parks, extensive trail systems, shopping, and schools. Experience the perfect blend of comfort, convenience, and eco-friendly living in this exceptional Sunridge home!