



**136 Cabot Landing W  
Lethbridge, Alberta**

**MLS # A2146693**



**\$499,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,570 sq.ft.	<b>Age:</b>	2016 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Golf Cart Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Gazebo, Landscaped, Street Lighting, Underground S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Track Lighting, Vinyl Windows

**Inclusions:** Garage Heater, Tire Racks in Garage, Main floor and basement TV mounts, Central Vacuum with Hard Floor Attachment, Loft Bed in Upper Bedroom, Microwave

Nestled within the charming community of Garry Station, this impeccably designed 1570 square foot two-story home offers a blend of modern convenience and luxurious comfort. Step into a residence where every detail has been carefully considered to enhance daily living. Upon entering, you are greeted by a recently updated kitchen equipped with new lighting and appliances, including a double electric oven, and dishwasher. (Plumbed for gas stove) This kitchen is not only functional but also stylish, catering to both culinary enthusiasts and those who appreciate contemporary design. The upper floor features an oversized primary suite complete with a lavish 5-piece ensuite bathroom, providing a private oasis within the home. Additionally, there are 2 well-appointed bedrooms, offering ample space for family members or guests. For added flexibility, the finished basement is perfect for entertainment or additional living space with a 4th bedroom and 4 piece bathroom. A standout feature of this property is the heated garage, enhanced by a \$3000 lighting package for that car enthusiast. A water softener and filtered water tap provide premium water quality throughout the home, complemented by a new water heater for efficient energy use. Outdoor amenities include a practical 16x10 shed with alley access and a roll door, designed specifically for motorcycle parking or extra storage needs. A covered patio extends the living space outdoors, ideal for enjoying al fresco dining or a covered play area to protect the little ones from the sun. Located in the sought-after Garry Station neighborhood, this home not only offers luxurious living spaces but also convenience to amenities and a sense of community. The new elementary school is set to open in September 2025! If you're looking for a place to call home this property promises a lifestyle of comfort and sophistication.

Schedule a showing today to experience firsthand the charm and functionality this home has to offer.