



**124 Cabot Landing W
Lethbridge, Alberta**

MLS # A2153660



\$575,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,897 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Quartz Counters, See Remarks		

Inclusions: Fridge, Stove Dishwasher, A/C Unit, Underground Sprinklers, Garage Door opener + remote, All window coverings except curtain rods and curtains in the "3 Seasons Room", adjacent to the kitchen.

Occasionally a beautiful, unique, contemporary property arrives on the market, which offers discerning buyers a wonderful opportunity to purchase their dream home. Stunning and successful in every regard, this 10/10 2014 Van Arbor build features a luxurious five piece en-suite, exposed corner brick feature in the kitchen, large upstairs bonus room with north facing balcony, gorgeous "3 Seasons Room" adjacent to the kitchen, galley style kitchen with plenty of storage, quartz counter-tops, living room fireplace, covered front veranda, and sunken front entry. The industrial style light fixtures, and classic open beams in the living room are a pleasant reminder that tasteful and creative design still exist in 2024. Outside is a large deck leading into a private backyard which has been thoughtfully landscaped and cared for. If ever one needed to view a house in person to fully appreciate it's charm, aura, and charisma, this is the one. Call your REALTOR® today for a showing, and get ready to smile.