



**541 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2156693**



**\$629,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,350 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Other, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** NA

This brand new built home by Van Arbor Homes, \*The Bayley with a walk-out\*, is a beautifully upgraded single-family home in the desirable Garry Station neighborhood of Lethbridge. With a total of 2,040 square feet of developed space, this bi-level gem offers the perfect blend of modern amenities and family-friendly living. As you step into the home, you'll be greeted by an open-concept main floor featuring a spacious living room with a cozy gas fireplace, a bright dining area, and a modern kitchen complete with stainless steel appliances, an island, and ample counter space. This level also includes a bedroom, perfect for guests or a home office, and a 4-piece bathroom. The upper level is dedicated to the primary suite, providing a private oasis for relaxation. This large, comfortable space features a 4-piece ensuite with double sinks, creating a serene environment where you can unwind at the end of the day. The fully developed walk-out basement adds even more versatility to this home. With two additional bedrooms, a full bathroom, and a bright, welcoming living area that doesn't feel like a basement due to the abundant natural light and separate entry, it's an ideal space for family gatherings or a private retreat for guests. Outside, you'll find a back deck perfect for BBQing and enjoying time with family and friends, with no neighbors behind to disrupt your peace. The walk-out basement leads directly to the backyard, offering easy access to outdoor living spaces. Located close to the new YMCA, walking paths, a park, and greenspace, as well as shopping and restaurants, this home is move-in ready and ideal for families and professionals alike. Enjoy the convenience of a double-attached garage and the comfort of a home designed for modern living. Don't miss out on this opportunity to own a fully developed home with stunning views, upgraded

features, and the perfect blend of style and practicality in Garry Station.