



**1044 Caledonia Place W
Lethbridge, Alberta**

MLS # A2157989



\$679,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,275 sq.ft.	Age:	2020 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Interior Lot, No Neighbours Behi		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: fridge, built-in wall over, built-in microwave, gas cook top, dishwasher, washer, dryer, window coverings, hutch in nook, 4 bar stools, bar fridge, microwave, stand up freezer & fridge in storage room, a/c unit, garage door openers & controls, u/g sprinkler control

Picturesque Mountain Views Await You! Welcome to 1044 Caledonia Place W, a stunning home nestled in a quiet cul-de-sac with breathtaking mountain views from every window at the back of the house. This beautifully designed bungalow boasts a spacious layout with 1280sqft on the main floor and an additional 1076sqft downstairs, providing ample living space for comfortable family living. The main floor living room features a large window that allows all-day sun to flood the space, creating a bright and inviting atmosphere. The modern kitchen is equipped with a gas cooktop, wall mount oven, microwave, stainless steel sink, and a large walk-in pantry for all your storage needs. The master bedroom is a retreat on its own, featuring a large walk-in closet, an ensuite with a walk-in shower. The main floor front bedroom or office space offers versatility and functionality to suit your needs, additional 4-piece bathroom, perfect for guests or family members, along with main floor laundry for added convenience. The fully developed walk out basement with family room complemented by a gas fireplace, along with a convenient wet bar with a fridge, sink, and microwave, large window creating a warm and cozy ambiance perfect for gatherings and relaxation. Two additional bedrooms, a 4-piece bathroom and large storage rooms complete the lower level. Outside, the pie-shaped yard offers plenty of space for outdoor activities and boasts unlimited mountain views to the south. The property is within walking distance to shopping, restaurants, a high school, public library, and the Cavendish Sports Facility. Additionally, a new elementary school is planned just 1 block away. Other notable features of this home include A/C for comfort on those hot summer days, u/g sprinklers in the front and back yards, a bigger double attached heated garage with a door to the backyard, Hardie

board and brick exterior, hot water on demand, water softener, blinds, and LED permanent lights on the outside.