



**409 Arbourwood Terrace S  
Lethbridge, Alberta**

**MLS # A2166609**



**\$1,399,000**

<b>Division:</b>	Arbour Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,521 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	10	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.55 Acre		
<b>Lot Feat:</b>	Back Yard, Garden, Gentle Sloping, No Neighbours Behind, Landscaped, Vie		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Basketball net, fridge, cooktop, dishwasher, microwave, hood fan, 2 x wall ovens, play set, central vac + attachments, hot tub (as is, where is), washer, dryer, AC, garage door opener + remote, pool, underground sprinklers, basement fridge

A tremendous family home that is ideal for large or intergenerational families! With a total of over 4,790 sq/ft spanning 3 floors, this 2 storey is also situated on over half an acre! Plentiful parking greets you as you drive into your new home with a permanent basketball hoop located on your driveway. The front entrance is grand and welcoming, offering views to multiple living spaces, the main floor office/bedroom and even a peek into your south-facing view! The kitchen offers granite counters, a walk-in pantry, dual ovens, custom hood fan and enough storage for all your kitchen gadgets! The mudroom off of the triple garage offers custom lockers for storage solutions and 2 half bathrooms round out the main floor! Heading upstairs, be prepared to be wowed! With 7 bedrooms up, along with three full bathrooms plus a laundry room, there's well sized bedrooms for all your kids and guests. The primary retreat has a 5 piece ensuite and walk-in closet. The basement is a great place to have friends over - a huge recreation room with wet bar, theatre room, 2 more bedrooms, 4 piece bathroom and walk-up basement giving easy access to the HUGE yard! There's a garden, 2 covered decks, a pool, coulee views and all the space and privacy you've been looking for. Your major amenities are only a few minutes away, as is the Lethbridge Airport and only about 45 minutes to the USA border!