



**GRASSROOTS**  
REALTY GROUP

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**248 Agnes Short Place N**  
**Lethbridge, Alberta**

**MLS # A2172671**



**\$675,000**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,246 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Landscap		

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

**Features:** Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)

**Inclusions:** Fridge, gas stove, hood fan, dishwasher, microwave(AS IS), washer, dryer + pedestals, garage door opener + remote

A fully custom 2 storey in Legacy Ridge that has the views, the space and the upgrades you've been looking for! A quiet cul-de-sac hosts this 2,245 sq/ft home, tucked away near the Alexander Wilderness Park, Hardieville Pond, the Galt Mine Historic Site and of course, our signature coulees! Entering this home you will be WOWED by the full-width west facing windows that frame the incredible view, only to be highlighted by the fact that all of these west facing windows are triple pane, so even though you get that gorgeous western sun, you aren't paying for it! The living room is centred around a gas fireplace that is flanked with custom bookshelves, a designated dining area and then an expanded two-tone kitchen that has a huge quartz island, gas stove, walk-in pantry and coffee bar station! The back deck covers the entire width of the back of the home and includes a natural gas hook up for your BBQ! Convenient half bathroom on the main floor that is just off of the mudroom from your double car garage! The second floor greets you with a bonus living space that again overlooks the coulees. There's 2 bedrooms that share a 4 piece bathroom with separation from the primary suite, a laundry closet that makes doing laundry a breeze and finally, the primary: a spacious, tranquil room that has a tray ceiling, 5 piece ensuite, huge walk-in closet and yet again, with incredible views! The walk-out basement has yet another 2 bedrooms, 4 piece bathroom, storage space, well sized family room and a covered patio just outside the exterior doors. The backyard is BIG, with direct access to the coulees. It is fully landscaped, irrigated and fenced, there's permanent lighting as well, so there truly is nothing left to do!