



**99 Mt Sundial Court W  
Lethbridge, Alberta**

**MLS # A2173430**



**\$414,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,493 sq.ft.	<b>Age:</b>	2011 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lightin		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-CM
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, OTR, A/C, garage door opener and remote

Welcome to 99 Mt Sundial Court W, a charming and well-designed home offering over 1,400 square feet of comfortable living space! This three-bedroom, two-bathroom residence is thoughtfully laid out to cater to the needs of modern living, with a blend of functionality and style. The main floor features an open-concept design that creates a seamless flow between spaces. The kitchen, dining room, and living room are interconnected, providing a spacious and inviting environment for daily activities and entertaining. An office on the main level offers a quiet space for work or study, adding to the home's versatility. Upstairs, you'll find all three bedrooms, including the primary suite. The primary bedroom is a retreat, complete with a walk-in closet and a four-piece ensuite bathroom for added comfort and privacy. The convenience of having the laundry room on the upper level ensures ease and efficiency in day-to-day living. The basement is unfinished, presenting an opportunity to customize the space to suit your needs, whether it be additional living quarters, a home gym, or a recreation area. A recently built garage at the back of the property provides secure parking and storage, enhancing the home's overall functionality. Situated in a desirable neighbourhood with tons of amenities, 99 Mt Sundial Court W offers the perfect combination of style, convenience, and potential, making it an ideal choice for families and individuals alike. Contact your favourite REALTOR&reg; today!