



**601 Bluebell Bay W
Lethbridge, Alberta**

MLS # A2179181



\$650,000

Division:	Country Meadows Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	Age:	2018 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-M
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: Fridge x2, Dishwasher x2, BI Gas Stove-top, BI Oven, Stove, Hood Fan, OTR Microwave, Washer x2, Dryer x2, Garage Door Opener & Remote, Central AC, Floating Shelves, Electric Fireplace in Living Room

Welcome to this spacious 2,270sqft 2-storey home, perfectly situated on a corner lot and featuring a beautifully designed with extras that only come with a custom built floor plan. With 5 total bedrooms, 3.5 bathrooms, and an array of high-end finishes, this home offers comfort, style, and functionality for the modern family. The 2 bedroom and 1 bathroom legal basement suite with separate entrance offers the opportunity to supplement your mortgage with extra income from long or short-term rent. Step inside the main floor to an open-concept living space with an inviting living room that seamlessly connects to both the dining room and stunning kitchen. The kitchen is a dream, complete with quartz countertops, sleek stainless steel appliances, a built-in oven and microwave, and a gas cooktop. The thoughtful design also includes a walk-through pantry that leads directly from the garage, making grocery unloading a breeze. Adjacent to the kitchen is a spacious dining area with easy access to the oversized deck, ideal for outdoor entertaining. The main floor also offers a dedicated office space—perfect for remote work or quiet study—as well as a cozy living room with an electric fireplace, creating a warm and welcoming atmosphere. A convenient dog-wash station is built into the mudroom, providing a practical feature for pet owners. Upstairs features 3 bedrooms and a bonus living space adorned with large windows that pour natural light into the home. The primary suite features a large walk-in closet and 5 piece ensuite bathroom complete with a separate tub and shower, dual vanities, and even it's own throne room. The upper laundry room makes it convenient to keep all the laundry close to the bedrooms. The basement entrance opens into a large living room and full kitchen with full appliance set and is completed with the 2 bedrooms, full 4-piece

bathroom and separate laundry. This home is a must-see in a fantastic new neighbourhood.