



GRASSROOTS
REALTY GROUP

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2706 43 Street S
Lethbridge, Alberta

MLS # A2180860



\$599,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Data

Inclusions: Front landscaping with sod and irrigation. Hunter Douglas window coverings.

Welcome to the "Comrie" model by Stranville Living, located in the highly desirable south Lethbridge community of Southbrook. This new home is situated merely a few hundred meters from the new Dr. Robert Plaxton K-5 public elementary school, whose property includes a new playground, soccer pitch, baseball diamond, and even a basketball court for today's active family. Southbrook is conveniently located minutes away from big box shopping, various restaurants, and the VisitLethbridge.com arena and event center. This award-winning two storey home is really laid out well and boasts a main floor rivaled by few homes of this size. The main floor includes a beautifully appointed kitchen with Adora Cabinets with gold accents extended to the ceiling, fully tiled backsplash, and quartz countertops for both the base cabinets and island. Stranville Living's top tier appliance package includes a seamlessly integrated paneled Fisher & Paykel fridge, paneled dishwasher, induction cooktop, built-in hood fan, and a stainless steel wall oven and microwave combo unit. The builder added a set of base cabinets with quartz countertops and floating wood shelving in the butler's pantry, which walks through to the mudroom and garage entry. The centerpiece of the living room is a linear fireplace set into a fully tiled insert with wood mantle surrounded by a set of large windows that face west and provide ample natural light. Adjacent to the dining room is a large sliding glass door that exits onto your future deck and rear yard backing a serene green strip with walking paths. The upper level includes a great primary bedroom with a huge walk-in closet and ensuite, two more bedrooms, a main bath, as well as a media room and large laundry room. This home also includes Hunter Douglas window coverings and front yard landscaping with sod, a tree, shrubs, and underground sprinklers.

High efficient mechanical equipment, Low E windows, and spray foam in the rim joists help keep your heating and cooling costs in check.
Must be seen to be appreciated!