



**3221 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2184142**



**\$689,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,506 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RCL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** Front Landscaping, Deck, Fence Posts

Welcome to the captivating Harlowe bungalow by Avonlea Homes. Nestled in the desirable Southbrook neighbourhood, The Harlowe offers a serene backdrop with its pondside location. The modern craftsman-style exterior has an upgraded front, featuring partial Hardie siding, charming stone accents, sleek black windows, and an inviting front entry door. Step into a realm of timeless design, where every detail has been thoughtfully curated. A large backyard, caressed by the tranquil pond view, offers a picturesque setting for outdoor gatherings and relaxation. This exquisite home boasts a fully developed basement, elevating its functional appeal. Designer-selected interior and exterior elements blend seamlessly to create an ambiance of sophistication. The journey begins with a spacious entry, guiding you into an open-concept main floor adorned with lofty 10-foot ceilings and elegant laminate flooring throughout. The heart of the home, the kitchen, entices with its ample storage and contemporary aesthetics. Stainless steel Samsung appliances, including a built-in induction cooktop and wall oven, add a touch of modern luxury. Gleaming white shaker cabinetry adorns the kitchen, harmonizing with upgraded quartz countertops featuring captivating grey veining. A stylish artisan subway tile backsplash and matte black hardware and fixtures create a perfect balance of classic and contemporary. Indulge in the elegance of Kohler plumbing fixtures and a custom fireplace mantel accentuated by upgraded tile work. A large deck off the dining area makes for the perfect spot to make memories. Natural light cascades through large windows, showcasing sweeping views of the pond and bathing the interiors in a warm glow. Practicality meets style with a convenient mudroom and laundry on the main floor, directly accessible from the attached garage. The masterfully designed

ensuite boasts white, stone-inspired floor tiles, a freestanding bathtub, a water closet, and a fully tiled shower with white artisanal subway tiles. The primary suite offers a spacious walk-in closet and a 5-piece ensuite that exudes sophistication, featuring a stained maple vanity and upgraded quartz countertops. The fully finished basement offers two bedrooms, each with a walk-in closet. A shared bathroom showcases a stained maple vanity, quartz countertops, and a charming subway tile surround on the tub/shower. Experience versatile living in the basement, with a spacious family room and an area great for exercise or games. This property boasts an exceptional oversized garage that will impress automotive enthusiasts and homeowners seeking abundant storage options. Conveniently located just a short walk from Dr Robert Plaxton Elementary School, this Southbrook gem is complemented by an array of nearby amenities that enrich the overall lifestyle experience. Don't miss the chance to make this refined residence your forever home. Home is virtually staged.  
New Home Warranty