



GRASSROOTS
REALTY GROUP

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**1401 Halifax Road W
Lethbridge, Alberta**

MLS # A2184860



\$779,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,541 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Other, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island		

Inclusions: N/A

Nestled in the prestigious community of The Crossings in West Lethbridge, this exquisite former Stars Lottery showhome exudes luxury and sophistication, offering over 2,500 square feet of above-grade living space. Every corner of this residence has been meticulously designed, featuring a wealth of high-end upgrades that cater to the most discerning homeowner. The heart of the home is its stunning kitchen, where sleek cabinetry meets state-of-the-art appliances, including a Wolf induction cooktop and a built-in oven, all centred around a grand island. This space seamlessly blends contemporary aesthetics with modern functionality, making it a chef's dream. Adjacent to the kitchen, the living room is a sanctuary of comfort, bathed in natural light from the upgraded skylights and large windows that frame views of the professionally landscaped garden. The focal point of this inviting space is a gas fireplace, offering warmth and ambiance. The dining area is a true showstopper, anchored by a striking light fixture and surrounded by floor-to-ceiling windows that invite the outdoors in. This space flows effortlessly onto your deck, perfect for al fresco dining and entertaining in the fully landscaped backyard. For those who work from home, the main floor features an executive office, where floor-to-ceiling windows flood the space with sunlight, creating an inspiring environment for productivity. Upstairs, the primary suite is a haven of tranquility, boasting a unique lounge area with a dual-sided electric fireplace that also graces the sleeping quarters. The ensuite bathroom is nothing short of a retreat, with floating dual vanities illuminated by under-mount lighting, custom-framed mirrors, a fully tiled walk-in shower with dual shower heads, and skylights that add a touch of natural brilliance. The suite is completed by a spacious walk-in closet and a private water closet. This level also includes a

full-sized walk-in laundry room, two additional well-appointed bedrooms, and a luxurious four-piece bathroom. The heated garage, finished with a sleek epoxy floor, adds a touch of practicality to this elegant home. For families with future expansion in mind, the unfinished basement offers endless possibilities to customize and make this home truly your own.