



GRASSROOTS
REALTY GROUP

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411 Fairmont Boulevard S
Lethbridge, Alberta

MLS # A2186168



\$789,000

Division:	Fairmont		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2021 (4 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Stunning Custom-Built Home with Luxurious Features Welcome to your dream home! This exquisite custom-built property combines elegance, modern design, and top-tier craftsmanship to create a space that's truly one of a kind. From the moment you step inside, you'll be captivated by the attention to detail and luxurious amenities that make this house a true gem. **Key Features:** **Heated Bathroom Floors:** Enjoy the ultimate comfort in every bathroom with heated floors, ensuring a warm start to your day even on the chilliest mornings. **Stone Fireplace:** The centerpiece of the living room, this stunning stone fireplace adds a cozy yet sophisticated touch, perfect for relaxing evenings with family and friends. **Gourmet Kitchen:** The heart of the home boasts a massive quartz kitchen island that's as functional as it is beautiful. Whether you're preparing a feast or gathering with loved ones, this kitchen is designed to impress. **Hidden Butler's Pantry:** A discreet yet highly practical feature, the hidden pantry includes an additional sink and ample storage space to keep your kitchen organized and clutter-free. **Natural Light Galore:** Expansive windows and thoughtfully placed skylights fill the home with natural light, creating an inviting and airy atmosphere throughout. **Spa-Like Master Suite:** Retreat to the luxurious master bathroom, complete with a very large soaking tub and a dual-head shower that offers a spa-like experience in the comfort of your own home. **Entertainer's Wet Bar:** Perfect for hosting gatherings, the wet bar adds a touch of convenience and sophistication to your entertaining space. **And So Much More!** This home is packed with additional features that enhance both its functionality and aesthetic appeal, including: High-end finishes throughout. An open-concept layout that seamlessly blends living spaces. Energy-efficient

appliances and smart home integrations. A spacious backyard ready for outdoor living and entertaining. Nestled in a sought-after neighborhood, this home offers a perfect balance of privacy and convenience. Close to top-rated schools, parks, shopping, and dining, you'll love everything about this location. Don't miss the opportunity to own this one-of-a-kind custom home that has it all. Contact your Favourite REALTOR® today to schedule a private showing and experience the magic for yourself!