



**411 Fairmont Boulevard S  
Lethbridge, Alberta**

**MLS # A2186168**



**\$789,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!