



GRASSROOTS
REALTY GROUP

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**111 Tudor Crescent S
Lethbridge, Alberta**

MLS # A2194137



\$884,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,911 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, Walk-In Closet(s)		

Inclusions: Refrigerator, Dishwasher, Washer and Dryer, All window coverings including curtains, rods and blinds, Underground Sprinklers, 2 x Air Conditioners, 2 x Garage Door remotes, Shed, Wine fridge in island, gas cooktop, built in microwave and oven, gas heater in garage, one white fridge/freezer in garage, built in barbeque outside, central vac/attachments, garburator

Welcome to your dream home, idyllically nestled right across from the serene Tudor Park, enhanced by the beauty of mature trees that grace the neighborhood. This stunning property boasts an enviable location, a triple car garage, a meticulously maintained front yard, and an exquisite pergola with intricate stonework details at the front of the home. As you approach, the exposed aggregate driveway leads you to a distinguished wood front door, offering a hint of the luxury within. Step inside and be captivated by the expansive layout of this home, covering just under 3,000 square feet. The vaulted ceilings, elegant curved staircase, and the open-to-below design from the second floor, coupled with large windows in the family room, create an inviting and light-filled space. The heart of the home is the updated kitchen, featuring maple cabinets with glass uppers, stainless steel appliances including new Miele dishwasher, granite countertops, and an extensive island, making it a chef's delight. Adjacent to the kitchen, the sunken living room offers custom built-ins, Harwood floors and a cozy gas fireplace, the perfect spot for relaxation. Head towards the back entrance, where you'll find a convenient half bath, as well as abundant space for benches and storage. In 2008, an impressive addition introduced a new primary bedroom or versatile living space, complete with main floor laundry, built-in storage, and an ensuite bathroom featuring a custom glass shower and double sinks. This space is adaptable and could easily be transformed into a separate suite with its own entrance if desired. Ascending the graceful oak curved staircase reflects the home's grandeur. The primary bedroom is a retreat with a large custom closet equipped with built-ins and an ensuite that includes an air tub, an oversized shower with multiple jets, double sinks, maple cabinets, and granite countertops. Two

additional bedrooms and a full bathroom complete the upstairs, and office space overlooking the floor below, which could serve as an extra fourth bedroom on the second floor. The fully finished basement offers a living room, a large bedroom, a workout room, a full bathroom, and extensive storage option. Outdoor entertaining is a breeze in the dream backyard, featuring multiple entertaining areas, an exposed aggregate walkway, a covered patio, and a built-in barbecue area complete with a granite countertop and sink. The well manicured back yard with multiple trees, decorative bridge is a space the whole family will love. The spacious 29'x24'; heated triple car garage includes an additional man door and access to the 5' tall crawlspace under the addition. This space houses one of the three furnaces and provides on-demand hot water. Additional features that enhance the desirability of this home include gemstone lights, air conditioning, underground sprinklers, newer windows, and solid core doors . Discover your perfect lifestyle in this extraordinary residence!