



GRASSROOTS
REALTY GROUP

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**208 Mt Sunburst Place W
Lethbridge, Alberta**

MLS # A2197054



\$659,999

Division:	Sunridge		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,354 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers		

Heating: Boiler, Forced Air

Floors: Carpet, Concrete, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Bar, Granite Counters, Jetted Tub, Natural Woodwork, Pantry, Separate Entrance

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-L

Utilities: -

Inclusions: fridge, stove, dishwasher, washer, dryer, ac garage door opener

Step into luxury with this stunning 4-bedroom, 3-bath executive home, thoughtfully designed to offer the finest in craftsmanship and comfort. Every inch of this former show-home is a testament to custom quality, from the solid maple front door to the meticulously crafted details throughout. As you enter, you're greeted by a spacious entryway that sets the tone for the rest of the home. A luxurious, custom-built office is located just off the entry, with exquisite woodworking that exudes sophistication and warmth. A separate exterior door opens the office space up to a wide range of professional possibilities. The open-concept main floor is perfect for both family living and entertaining. The massive kitchen, dining, and living spaces are bathed in natural light, thanks to a full wall of windows that illuminate the entire area. Rich hardwood floors, granite countertops, and brand-new appliances make this chef's kitchen a dream. The primary bedroom is a serene retreat, offering ample closet space and a spa-like ensuite featuring a jetted tub surrounded by beautiful travertine tile. Two additional bedrooms, a full bathroom, and main floor laundry add convenience and comfort to this level. The fully finished walkout basement is a showstopper. A large wet bar, gas fireplace, and stained concrete floors with in-floor hydronic heating provide the ultimate in comfort and relaxation. Two more spacious bedrooms and another full bathroom complete this level, making it perfect for guests or extended family. Outside, the beautifully landscaped yard features a wrap-around deck, a revitalized rock garden, and freshly pruned trees. Enjoy serene park views from the newly resurfaced deck, creating an outdoor oasis for relaxation and entertainment. Notable updates include custom Hunter Douglas window coverings on the main level, heavy duty wood blinds on the lower level, a new

boiler system, high quality furnace, AC unit, as well as brand new Duradek on the back deck. Every corner of this home showcases superior quality and attention to detail, making it truly one-of-a-kind. Come experience the unparalleled luxury of this executive home!