



**311 Dieppe Boulevard S  
Lethbridge, Alberta**

**MLS # A2197315**



**\$898,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,545 sq.ft.	<b>Age:</b>	1946 (79 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Native Plants		

<b>Heating:</b>	Fireplace(s), Geothermal, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s)

**Inclusions:** N/A

Welcome to 311 Dieppe Blvd., where modern luxury meets sustainable living! This stunning energy efficient home offers a unique and custom layout designed to exceed your expectations. As one of the area's original homes, this stunning property underwent a complete rebuild in 2022/2023, transforming it into a modern masterpiece. The list of interior features is long! On the main level there is a spacious family room with a show piece fireplace as well as a half bath for guests and a mudroom. The kitchen is a chef's dream with custom cabinetry, high-end appliances, two floor to ceiling pantries, a stunning hexagon backsplash, solid walnut accents, quartz countertops and a butler's pantry with a sink, shelving and a wine fridge. The second level with its designer finishes includes three bedrooms with 9 foot ceilings. Also on this level are two full bathrooms, a laundry room and a dedicated office space. The principal suite is a private oasis with a deck overlooking the backyard and a spacious sleeping area separated from a bonus sitting area by a two sided fireplace. It also features a luxury bathroom with a soaker tub, a separate shower, a toilet room and a double vanity with an abundance of both counter space and storage. The lower level of this one of a kind home is legally suited, and has a private rear entrance. It includes a completely renovated one bedroom, one and a half bath suite with two office spaces and a laundry room. The open concept living area is open to an impressive kitchen with high end appliances and finishes. If you are looking for an exquisitely restored home, with net-zero energy consumption, full solar, and geothermal heating systems, call your realtor to schedule a viewing today!