



**39 Montrose Way W  
Lethbridge, Alberta**

**MLS # A2200236**

**\$575,000**



<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,558 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-SL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Walk-In Closet(s)		

**Inclusions:** Fridge x2, Stove, DW, OTR Micro, Micro in basement, Washer/Dryer, Window Coverings

Located on a quiet street in the beautiful neighbourhood of Garry Station, this spacious bi-level boasts elegant modern finishes and an open floorpan that is sure to please! As you walk into the home you are greeted by a grand staircase with glass details. The main floor includes a large kitchen and dining room leading to the attached deck on the back of the house. The living room with gas fireplace gives plenty of space for life and entertainment. With 2 bedrooms on the main floor, the master suite above the garage and 2 more bedrooms in the basement, you have plenty of room for a growing family. The basement bar with full size fridge offers endless possibilities for utilizing the basement. There are so many great features, you need to see it for yourself! Don't wait, check it out today!