



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

500 Arbourwood Terrace S
Lethbridge, Alberta

MLS # A2201077



\$1,200,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,628 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, City Lot, Landscaped, Views		

Heating: Forced Air

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Composite Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC

Utilities: -

Features: Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Inclusions: Fridge, gas stove, hood fan, dishwasher, microwave, washer, dryer, blinds, central air conditioner, 2x garage heaters, garage lift, underground sprinklers, 2x sump pumps

A custom, thoughtful and luxurious home in Prairie Arbour! This unique 2 storey is elegant, fully finished and hosts a DREAM backyard! There's plentiful parking on the extended driveway and a triple car garage, perfect for those who need that extra space or want a home shop. The main floor offers a wrap-around floor plan that is functional and hosts plentiful custom built-ins for optimal storage space! Upon entry, there's a private office space, powder room before you're greeted by the living, dining and kitchen space. Coffered ceilings, an inviting gas fireplace, plentiful natural light with south-facing windows and a high end kitchen with gorgeous granite counter tops, gas stove, walk-through pantry and even a bonus coffee bar! Rounding out the main floor is a mudroom with custom lockers, ideal for helping kiddos stay organized! The upper floor is a haven of 4 bedrooms, cozy bonus room with gas fireplace and laundry room with sink! Entering the primary suite is like stepping into your own private oasis. A calming bedroom, with hallway to a huge walk-in closet and 5 piece ensuite that offers a bonus getting ready counter and storage (who can have enough of that?!). There are 3 additional well sized bedrooms upstairs that share a 5 piece bathroom (including a smartly laid out plan with separate sink from tub/toilet/sink) making it a breeze for all the kids to get ready during busy mornings! The basement has a flex family room, 2 more bedrooms and a 4 piece bathroom. There is plentiful storage space, currently partially being used as a home gym and with features like underground sprinklers, AC and garage heaters there is a lot to enjoy about extras. The backyard is the true star of the show - sitting on a third of an acre, there is SPACE! Backing onto the park and a beautifully landscaped yard there are multiple patios, a covered deck, playset area, firepit area and

a lot to love come the summer!