



**500 Arbourwood Terrace S  
Lethbridge, Alberta**

**MLS # A2201077**



**\$1,200,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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!