



**2 Mt Sundial Bay W
Lethbridge, Alberta**

MLS # A2204818



\$569,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,278 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway, Garage Faces Front,		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape, Private, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island		

Inclusions: N/A

This stunning bi-level home sits on a desirable corner lot and offers exceptional space and convenience with two garages—a double attached garage and a detached triple garage, perfect for extra parking, storage, or a workshop. Inside the house, you'll find four bedrooms and three full bathrooms, including a luxurious master suite with an ensuite and walk-in closet. The bright and airy kitchen is a chef's dream, featuring a skylight, granite countertops, and tile flooring. The fully finished basement boasts a huge family room, two spacious bedrooms, a laundry room, and plenty of extra living space. Outside, enjoy the BBQ area with gas hookup, a large entertainment space, and access to scenic trails with solar-powered pathway lighting—perfect for evening strolls. Don't miss this incredible home with ample parking and unbeatable features!