



**GRASSROOTS**  
REALTY GROUP

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**409 Arbourwood Terrace S**  
**Lethbridge, Alberta**

**MLS # A2206343**



**\$1,399,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Arbour Ridge  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 3,522 sq.ft.  | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 10  | <b>Baths:</b> | 4 full / 2 half   |
| <b>Garage:</b>   | Triple Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.55 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, Garden, Gentle Sloping, Landscaped, No Neighbours Behind, View |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <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, Walk-Up To Grade  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Stone   | <b>Zoning:</b>    | DC |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |    |

**Inclusions:** Fridge, cook-top, dishwasher microwave, hood fan 2x wall ovens, washer, dryer, central air conditioner, garage door opener + 2 remotes, central vacuum + attachments, basketball net, play set, pool, hot tub(AS IS/WHERE IS), U/G sprinklers, basement fridge(AS IS/WHERE IS)

A tremendous family home that is ideal for large or intergenerational families! With a total of over 4,790 sq/ft spanning 3 floors, this 2 storey is also situated on over half an acre! Plentiful parking greets you as you drive into your new home with a permanent basketball hoop located on your driveway. The front entrance is grand and welcoming, offering views to multiple living spaces, the main floor office/bedroom and even a peek into your south-facing view! The kitchen offers granite counters, a walk-in pantry, dual ovens, custom hood fan and enough storage for all your kitchen gadgets! The mudroom off of the triple garage offers custom lockers for storage solutions and 2 half bathrooms round out the main floor! Heading upstairs, be prepared to be wowed! With 7 bedrooms up, along with three full bathrooms plus a laundry room, there's well sized bedrooms for all your kids and guests. The primary retreat has a 5 piece ensuite and walk-in closet. The basement is a great place to have friends over - a huge recreation room with wet bar, theatre room, 2 more bedrooms, 4 piece bathroom and walk-up basement giving easy access to the HUGE yard! There's a garden, 2 covered decks, a pool, coulee views and all the space and privacy you've been looking for. Your major amenities are only a few minutes away, as is the Lethbridge Airport and only about 45 minutes to the USA border!