



GRASSROOTS
REALTY GROUP

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409 Arbourwood Terrace S
Lethbridge, Alberta

MLS # A2206343



\$1,399,000

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

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	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!