



GRASSROOTS
REALTY GROUP

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240 Prairie Rose Place S
Lethbridge, Alberta

MLS # A2206916



\$1,150,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,148 sq.ft.	Age:	2016 (9 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Heated Garage, In Garage Electric Vehicle Charging Station(s), Off Street, Ov		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Tray Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: sound system wiring in home & back patio, EV charger, shed

This is the first time on the market for this beautiful, executive home. Three words come to mind to describe this home: elegant, spacious, practical. With 7 bedrooms (all with walk-in closets), 3.5 baths and 4 living room areas (plus main floor sitting area off the kitchen) there is plenty of room for everyone to have quiet time! The amazing and spacious kitchen with the 10' unobstructed waterfall island will be a delight for the chef in the family, or those that love to entertain. On the main floor, you'll find the living room facing south with large windows to let in the beautiful sunlight, which spills over in to the kitchen and dining area. On the second floor, also facing south, you'll find the primary suite. On a clear day the unobstructed view of the mountains, from the primary suite, are peaceful and serene. This beautiful home comes with many bonus options: double sided fireplace in the primary suite/ensuite, HUGE walk-in closet in the primary suite, multiple laundry locations, wet bar in the lower level family room, sound system wiring throughout the home and back patio, EV charger in the triple garage, triple glazed windows, large side patio with gas line and OH door to the garage, front & back UG sprinklers...and more! The location of this home in a cul-de-sac allows the children to play out front without the concern of traffic. There is a large back yard as well, if that's your preference! And of course, I would be amiss if I forgot to mention you have no neighbors behind you! This amazing home is close to shopping and restaurants, with only a short stroll to walking trails and the coulees. Possession is negotiable. Please see the Supplements tab for a list of home features and call your agent to book a showing today!