



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**145 Northlander Bend W  
Lethbridge, Alberta**

**MLS # A2212772**



**\$765,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,135 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Gentle S		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Concrete, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Range Hood, Garage Heater, Garage Door openers and 2 controls, Blinds, Hot tub, Underground sprinklers, Washer, Dryer, A/C, Gemstone lights, Solar Panels (contract will be paid out upon sale so not contract to assume), TV mounts, Central Vac with attachments, Bar fridge downstairs.

Absolutely stunning home backing the pond in Gary Station. With massive windows on all three levels backing onto the pond, your view will always be amazing! Located in the family friendly neighborhood of Gary Station, close to where the new Elementary school is being built. This home is fully loaded with almost every option you can think of, from Gem lights, to solar panels, to a built in dog wash station in the heated 26 x 24 garage, A/C, Central Vac, Underground sprinklers, Hot tub, Wet bar, Coffee bar, gas fireplace, tray ceiling, bonus room, upper floor laundry, decks off the primary bedroom, and the bonus room. This home also features a gorgeous kitchen with a gas range, quartz countertops, walk through butlers pantry with a coffee bar, and tons of cabinetry. The upstairs features a beautiful Primary retreat with its own balcony overlooking the pond, as well as two other generous sized bedrooms and a huge bonus room and upper floor laundry. Downstairs is a walk out basement with a built in wet bar, theatre/media room and an office with floor to ceiling windows. and a full 4 Piece bathroom. (You could change the office into another bedroom if you so choose.) This home will be hard to beat, so once you have seen all the others, make this one your final stop because after viewing this home you won't want to look any further!