

**311 Dieppe Boulevard S**  
**Lethbridge, Alberta**

**MLS # A2110168**



**\$928,900**

<b>Division:</b>	Glendale		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,545 sq.ft.	<b>Age:</b>	1946 (78 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Alley Access, Double Garage Detached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Native Plants		

<b>Heating:</b>	Fireplace(s), Geothermal, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s)

**Inclusions:** In Suite down stairs Fridge, Dishwasher Double Oven that has Microwave/Air Fryer, Oven, Cook Top and Hood fan., Full solar and geothermal heating and cooling, produce cooler,

Welcome to 311 Dieppe Blvd., where modern luxury meets sustainable living! This stunning energy efficient home offers a unique and custom layout designed to exceed your expectations. As one of the area's original homes, this stunning property underwent a complete rebuild in 2022/2023, transforming it into a modern masterpiece. The list of interior features is long! On the main level there is a spacious family room with a show piece fireplace as well as a half bath for guests and a mudroom. The kitchen is a chef's dream with custom cabinetry, high-end appliances, two floor to ceiling pantries, a stunning hexagon backsplash, solid walnut accents, quartz countertops and a butler's pantry with a sink, shelving and a wine fridge. The second level with its designer finishes includes three bedrooms with 9 foot ceilings. Also on this level are two full bathrooms, a laundry room and a dedicated office space. The principal suite is a private oasis with a deck overlooking the backyard and a spacious sleeping area separated from a bonus sitting area by a two sided fireplace. It also features a luxury bathroom with a soaker tub, a separate shower, a toilet room and a double vanity with an abundance of both counter space and storage. The lower level of this one of a kind home is legally suited, and has a private rear entrance. It includes a completely renovated one bedroom, one and a half bath suite with two office spaces and a laundry room. The open concept living area is open to an impressive kitchen with high end appliances and finishes. If you are looking for an exquisitely restored home, with net-zero energy consumption, full solar, and geothermal heating systems, call your realtor to schedule a viewing today!