



Anne French
Your REALTOR®
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541 Malahat Green W Lethbridge, Alberta

MLS # A2156693



\$599,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,350 sq.ft.	Age:	2023 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Other, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: NA

This brand new built home by Van Arbor Homes, *The Bayley with a walk-out*, is a beautifully upgraded single-family home in the desirable Garry Station neighborhood of Lethbridge. With a total of 2,040 square feet of developed space, this bi-level gem offers the perfect blend of modern amenities and family-friendly living. As you step into the home, you'll be greeted by an open-concept main floor featuring a spacious living room with a cozy gas fireplace, a bright dining area, and a modern kitchen complete with stainless steel appliances, an island, and ample counter space. This level also includes a bedroom, perfect for guests or a home office, and a 4-piece bathroom. The upper level is dedicated to the primary suite, providing a private oasis for relaxation. This large, comfortable space features a 4-piece ensuite with double sinks, creating a serene environment where you can unwind at the end of the day. The fully developed walk-out basement adds even more versatility to this home. With two additional bedrooms, a full bathroom, and a bright, welcoming living area that doesn't feel like a basement due to the abundant natural light and separate entry, it's an ideal space for family gatherings or a private retreat for guests. Outside, you'll find a back deck perfect for BBQing and enjoying time with family and friends, with no neighbors behind to disrupt your peace. The walk-out basement leads directly to the backyard, offering easy access to outdoor living spaces. Located close to the new YMCA, walking paths, a park, and greenspace, as well as shopping and restaurants, this home is move-in ready and ideal for families and professionals alike. Enjoy the convenience of a double-attached garage and the comfort of a home designed for modern living. Don't miss out on this opportunity to own a fully developed home with stunning views, upgraded

features, and the perfect blend of style and practicality in Garry Station.