

**409 Arbourwood Terrace S
Lethbridge, Alberta**

MLS # A2166609



\$1,399,000

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|------------------|--|---------------|-------------------|
| Division: | Arbour Ridge | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 3,521 sq.ft. | Age: | 2011 (13 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, No Neighbours Behind, Landscaped, Vie | | |

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|--------------------|----------------------------------|-------------------|----|
| 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: Basketball net, fridge, cooktop, dishwasher, microwave, hood fan, 2 x wall ovens, play set, central vac + attachments, hot tub (as is, where is), washer, dryer, AC, garage door opener + remote, pool, underground sprinklers, basement fridge

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!