



Anne French
Your REALTOR®
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2813 Southridge Road S
Lethbridge, Alberta

MLS # A2168985

\$1,349,000



Division:	Lethbridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,383 sq.ft.	Age:	2004 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, Parking Pad, Quad or More Attached, RV Access/Parking		
Lot Size:	0.71 Acre		
Lot Feat:	Backs on to Park/Green Space, No Neighbours Behind, Landscaped, Many T		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	Combination, Poured Concrete, Wood	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, French Door, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	8 televisions, most bedroom furniture, list available		

PREMIERE LISTING This EXQUISITE PROPERTY will take your breath away. Located in a desirable ,quiet area of the city and on a generous, well-manicured lot that is well-treed and meticulous with private pond and paths throughout. Large outdoor covered patios and sundecks overlook the yard and undisturbed open back view. Now step inside this home and the magic continues with a sweeping grand staircase that showcases the front entrance. Vaulted ceilings and large windows add to the spacious feel of this incredible home. Attention to detail is apparent as you note the many extras including built in features and decorative accents. All room sizes are generous from the master suite to the walk in closets, kitchen, pantry, large entertainment areas, office, and additional bedrooms. Convenient features include main floor laundry , security cameras and Control 4 smart home automation. The fully developed walk-out basement is perfect for family or entertaining guests. A recreation room and a private theater/media room add to the pleasure of ownership of this well-planned property. This home really needs to be viewed in person to take in all that it offers . Be sure to check out the virtual tour. This one is top of the line from top to bottom and will definitely leave a good impression on all who enter.