

**1059 Caledonia Place W  
Lethbridge, Alberta**

**MLS # A2171015**



**\$829,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,658 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** See Appliances

**RARE OPPORTUNITY!** This is the last lot left on Caledonia Place in The Crossings! Caledonia Place is the most upscale street in the neighbourhood with developer built stone wall surrounding these homes. LOT FRONTAGE IS HUGE AT 56 FEET(so rare to find lots this large!) Proposed for this site from Custom Quality Build is this large bungalow home with walk-out basement to yard. Home will have exterior hardiboard siding and stone accents with appliance package, central a/c, and deck included. Home features 5 big bedrooms, vaulted ceilings on main, and 9 foot ceilings in basement. Flooring is vinyl plank & carpet. Will take 7 months to build from contract on construction draw mortgage. If you would like to build something else, bring your own plans and work with Custom Quality Build to make your dream home come true!