

**99 Mt Sundial Court W
Lethbridge, Alberta**

MLS # A2173430



\$414,900

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,493 sq.ft.	Age:	2011 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR, A/C, garage door opener and remote

Welcome to 99 Mt Sundial Court W, a charming and well-designed home offering over 1,400 square feet of comfortable living space! This three-bedroom, two-bathroom residence is thoughtfully laid out to cater to the needs of modern living, with a blend of functionality and style. The main floor features an open-concept design that creates a seamless flow between spaces. The kitchen, dining room, and living room are interconnected, providing a spacious and inviting environment for daily activities and entertaining. An office on the main level offers a quiet space for work or study, adding to the home's versatility. Upstairs, you'll find all three bedrooms, including the primary suite. The primary bedroom is a retreat, complete with a walk-in closet and a four-piece ensuite bathroom for added comfort and privacy. The convenience of having the laundry room on the upper level ensures ease and efficiency in day-to-day living. The basement is unfinished, presenting an opportunity to customize the space to suit your needs, whether it be additional living quarters, a home gym, or a recreation area. A recently built garage at the back of the property provides secure parking and storage, enhancing the home's overall functionality. Situated in a desirable neighbourhood with tons of amenities, 99 Mt Sundial Court W offers the perfect combination of style, convenience, and potential, making it an ideal choice for families and individuals alike. Contact your favourite REALTOR® today!