

**309 Kings Bay S**  
**Lethbridge, Alberta**

**MLS # A2178523**



**\$699,900**

<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,085 sq.ft.	<b>Age:</b>	1983 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.25 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Underground Sprinklers, Private, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Tankless hot water tank, speakers in the basement, window coverings

Welcome to 309 Kings Bay South, located in the sought-after neighborhood of Tudor Estates. This custom-built two-story home is nestled in a peaceful cul-de-sac, offering a serene, park-like yard surrounded by mature landscaping and backing onto a lush green strip for ultimate privacy. With over 4,000 square feet of fully developed living space across three levels, this home is ideal for family living. Major updates over the years, including new furnaces and windows, ensure both comfort and efficiency. Upon entering the home, you're greeted by a spacious foyer and an elegant spiral staircase. The upper level boasts a luxurious primary retreat, complete with an impressive ensuite, walk-in closet, and private balcony. Two additional generously-sized bedrooms, along with a versatile bonus room that could serve as a playroom, office, or media room, round out this floor. The main level is designed for both relaxation and entertaining, featuring a bright kitchen, breakfast nook, formal dining room, living room, family room, powder room, laundry area, and convenient mud room. The lower level offers a large rec room with built-in speakers, making it the perfect space for a teen hangout, theatre room or extra living area. Off the breakfast nook, you'll find a charming three-season solarium that leads to a stunning backyard, complete with a spacious patio—ideal for barbecues, gatherings, or simply enjoying the outdoors. Completing this exceptional home is a large, attached two-car garage. This property offers everything a family could desire—space, style, and a tranquil setting—making it the perfect place to call home.