

**1400 Halifax Road W
Lethbridge, Alberta**

MLS # A2183444



\$634,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,950 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: NA

This brand-new 1,950 sq ft Van Arbor Home is perfectly situated on a corner lot, backing south onto one of the best parks in Lethbridge. With breathtaking park views and exceptional design, this home offers a blend of modern luxury and practical living. The main floor features an open-concept layout, highlighted by a spacious kitchen with a large island, quartz countertops, a gas stove, and stainless steel appliances. A butler's pantry with a built-in microwave enhances the kitchen's functionality, making it ideal for both everyday meals and entertaining. The dining area flows seamlessly into a cozy living room with a gas fireplace, creating a welcoming space for family gatherings. Upstairs, the home features three bedrooms, including a primary suite that boasts a private balcony—perfect for enjoying your morning coffee while soaking in the serene park views. The primary suite also includes a 4-piece ensuite and a walk-in closet. An additional full bathroom and a conveniently located laundry room complete the upper level. Outside, the partially covered back deck offers an ideal setting for BBQs and relaxing evenings, all while enjoying the tranquil park setting. The double attached garage adds convenience, and the basement provides exciting potential for future development, including the option to add two more bedrooms and extra living space. With its stunning location, proximity to schools, and thoughtful design features, this home is perfect for families seeking a lifestyle of luxury and convenience.