



Anne French  
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Love where you live.

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**19 Montrose Way W  
Lethbridge, Alberta**

**MLS # A2185034**



**\$639,900**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,437 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Attached, Front Drive		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Low Maintenance Landscap		

<b>Heating:</b>	Forced Air, Natural Gas, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Basement Refrigerator		

Check out this fully developed modified Hemsdale Floorplan by Stranville Living Master Builder. This home features many extras, and shows as new condition, turn key, ready for the new owners to enjoy. The primary bedroom is located on the main floor with two other bedrooms on the upper level. The kitchen is gorgeous with quartz countertops, huge island, and pantry. Who wouldn't love to cook using a gas stove!! All the appliances are included throughout the home! The living room looks out to the totally fenced and landscaped back yard. Vaulted ceilings, natural light from big windows are what these owners have enjoyed. A spacious dining room area fits the big table for all the gatherings and the main floor laundry create the perfect convenience for family comfort. The basement has separate side entrance with it's own private outdoor area. The heated floors in the ensuite bathroom of the legal suite is an extra feature to appreciate. There is also a 2 piece powder room in the suite for guests to use. This home has multi purposes. An extended family can easily live here separately and comfortably or any revenue from this gorgeous basement would help offset ownership costs. Perhaps a separate space for working or special hobbies. Endless possibilities. The extra wide garage and driveway is another bonus. If you were in the market for a brand new home, before you buy, be sure to compare check the great value you would find here. Move in ready, rear lane, spacious lot in a popular Garry Station neighborhood makes this a true Winner!! The lot has a wide frontage so parking is not an issue here!. There is Air conditioning that covers the main floor of the house and two separate controlled furnaces supply heat.