

354 Mt Sundance Landing W Lethbridge, Alberta

MLS # A2185732



\$445,000

Division:	Sunridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,338 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Low Maintenance Landscape, Landscaped, Street Lightin		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CM
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, See Remarks, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: WASHER & DRYER; CENTRAL A/C; DISHWASHER; REFRIGERATOR (AS IS); STOVE; OTR MICROWAVE; ALL WINDOW COVERINGS

Welcome to this stunning 2-storey home in the highly desirable community of Sunridge. Designed for comfort and style, this home features three spacious bedrooms and two-and-a-half bathrooms. The kitchen is a chef's dream, boasting granite countertops, a generous island, and modern appliances, making it the perfect space for cooking and entertaining. The open concept design flows seamlessly into the living and dining areas, creating an inviting space for family gatherings and entertaining. Upstairs, the primary suite is a true retreat, complete with a walk-in closet and a luxurious ensuite featuring a glass shower and a separate soaker tub. Two additional bedrooms provide ample space for family, guests, or a home office. Step outside to your private backyard oasis, where you'll find a custom turf putting and chipping green, ideal for golf enthusiasts, and a deck with a beautifully crafted custom concrete table for outdoor gatherings. With no back neighbours, this space offers unmatched privacy. The front yard is equally impressive, featuring an irrigation system that keeps the landscaping lush and vibrant. Central air conditioning ensures year-round comfort, while a tankless hot water system provides energy efficiency and convenience. This exceptional property combines modern amenities with thoughtful design, all in a location close to parks, schools, and shopping. Don't miss the chance to make this dream home yours!