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**794 Marie Van Harleem Crescent N  
Lethbridge, Alberta**

**MLS # A2186779**



**\$484,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	949 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, 2 x Bar Fridges, Hot Tub, Window Coverings, Upstairs Rear BBQ, Underground Sprinklers

Discover unparalleled luxury and thoughtful design in this custom-built, one-owner home offering 3 bedrooms, 3 full bathrooms, and a versatile flex space ready to be converted into a fourth bedroom. Every inch of this home exudes craftsmanship, from the granite countertops and custom beech cabinetry in the kitchen and bathrooms to the high-end finishes throughout. The chef's kitchen is a showstopper, featuring solid wood soft-close drawers and doors, pullout pantry shelves, a spice rack, an appliance cabinet, and a recycling station. The coffee/beverage station with a built-in wine rack and granite counter is perfect for entertaining, enhanced by LED under-cabinet and above-cabinet lighting for ambiance. The dining room's skylights flood the space with natural light, creating an inviting and elegant atmosphere. The primary suite offers a private retreat with a heated tile floor in the ensuite, a custom walk-in shower with body spray jets, and abundant cabinet space for storage. The bright, open basement features luxury vinyl plank flooring, a modern gas fireplace with built-in cabinetry, and a dry bar for cozy gatherings. Step outside to your private oasis—an outdoor kitchen with concrete countertops and gas hookups for a BBQ and fire table make hosting a dream. The cable lighting system adds charm to the outdoor living area, while the underground sprinklers in both the front and back, including the flower beds and hanging baskets, make maintenance a breeze. Relax year-round in the hot tub, protected by a custom glass surround. The spacious 25' x 26' garage is fully insulated and includes a gas line, providing a versatile space for storage or projects. Other notable upgrades include a Duradek-covered upper deck off the kitchen, an Ecobee smart thermostat with humidity control, a furnace humidifier, and custom blinds on all windows.

This custom-built, one-owner home features extensive upgrades and exceptional features. A perfect fit for buyers seeking a high-quality, turnkey property with outstanding attention to detail. Don't miss your chance to own this one-of-a-kind property. Call your favourite REALTORS®;