

**641 Southgate Boulevard S  
Lethbridge, Alberta**

**MLS # A2191710**



**\$950,000**

<b>Division:</b>	Southgate		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,556 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Gentle Sloping, Underground Sprinklers		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Mixed	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

**Inclusions:** safe, permanent outdoor light system (programmable). area carpet (stored in garage)

Custom-built by Castle Rock Homes, this stunning walkout bungalow offers the perfect blend of luxury, comfort, and convenience. Ideal for retirees, professionals, or those moving into the city, this home is designed for easy living. With 3 bedrooms, a den, and a main-floor office, there's plenty of flexible space for work or relaxation. The open-concept design is perfect for entertaining, featuring hardwood floors, crown molding, and two gas fireplaces that add warmth and elegance. A built-in water feature at both the front and back enhances the serene setting, while heated tile floors in the ensuite and basement bathroom provide year-round comfort. The full walkout basement is complete with a wet bar and second laundry, adding convenience and style. Nestled in an unmatched location, this home backs onto Southgate Park/Lake, overlooks Coulee Creek Park/Lake, and borders a green strip, offering breathtaking 200-degree views. The current owner will deeply miss the expansive scenery, peaceful surroundings, and amazing neighbors.