



Anne French  
Your REALTOR®  
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40 Northlander Way W  
Lethbridge, Alberta

MLS # A2202127



**\$565,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Negotiable

This VERY well cared for home was built with families in mind - over 1840 sf of upper living area, three living areas which provide tranquility for each family member, 4 bathrooms and 4 very spacious bedrooms. When you first walk in, you immediately notice this home is different than all the others, there's something quite magical and serene about this home. A spacious entry gives you an idea of how much space this home offers. An easy flow and open floor plan leads to a main floor living area, complete with gas fire place and SO MUCH natural light! This area blends nicely into the dining area which features a walk-out to the deck and fully fenced and landscaped yard (one that is actually big enough for kids to play in!). The kitchen is always the heart of the home, and this one is no exception. We dare you to use up all the storage space offered here! And the classic cabinetry and granite counters are the kind which will never go out of style. A modern kitchen island complete with breakfast bar adds even more storage and work space. And the walk-through pantry (which leads to a family coat closet) is a great touch. Upstairs you'll find another large living area, perfect for the kids to play in while the parents sleep in! Perfectly situated off this area are two very spacious bedrooms, large enough for any kid to grow into. The primary is also located on this level, complete with a long list of romantic features such as a DEEP w/i closet, enough space for a king sized bed and a 4 piece 'spa like' ensuite with the same 'fit and finishes' as the remainder of the home. Heading to the lower level you'll find a double wide play area (or family room), a perfect place for a family retreat. You'll also find a 4th bedroom and a 4 piece bathroom on this level, a great space for guests or that teen that's wanting privacy. Other features of this home include; central AC, heated garage, fully

landscaped front and back, non smoker home and more! Grab your favorite REALTOR and check this one out asap!