

**3019 48 Avenue S
Lethbridge, Alberta**

MLS # A2207530



\$950,000

Division:	Southridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,795 sq.ft.	Age:	1998 (27 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Double Garage Detached, RV Access/Parking		
Lot Size:	0.70 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Lawn, No M		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, No Smoking Home, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, stove, dishwasher, washer, dryer, OTR microwave, central air conditioner, garburator, garage door opener + remote, central vacuum, U/G sprinklers, compactator

A Home That Captivates at First Glance - this .7 acre lot hosts an exquisite and fully custom home plus an oversized double detached garage that is ideal for a growing family. Built in 1998, it has been meticulously maintained over the years and the pride in ownership truly shows - professional landscaping, spotless interiors and a one of a kind home! The winding driveway and impeccable curb appeal immediately set this home apart. Mature trees, a fenced garden and with sweeping views of the coulee creates a serene oasis right in your backyard. Enjoy ultimate privacy on this expansive lot, which also features an underground sprinkler system and ample parking space, including RV or additional vehicle storage on the spacious paved driveway. Stepping inside the home you are greeted by a bespoke and elegant curved wood staircase, a statement piece that anchors the home’s warm and inviting interior. The main floor offers a formal dining room, spacious enough to host the whole family over for holidays, a bright living room and family room, ideal for relaxing or entertaining. A thoughtfully designed kitchen with a breakfast bar and views to the backyard, a convenient main-floor den, & laundry room/summer kitchen (extra stove) for added versatility. A handy full bath and garden doors leading from the TV room to the north-facing deck! The second floor has grand vaulted ceilings in the bonus living room with wet bar and access to a private balcony that basks in the coulee views, 3 well sized bedrooms, including the luxurious primary suite with its own 5 piece ensuite bathroom, makeup vanity and walk-in closet. The finished basement boasts two oversized bedrooms with individual in-floor heating controls, a large recreation room perfect for family movie nights or game days and ample storage, including a cold storage room for all

your seasonal needs. The property includes an oversized double-attached garage and a detached triple garage at the back. This second garage features water access, 10' ceilings, in-floor heating, and electricity; this space is perfect for hobbyists, a workshop, she shed/mancave, or additional storage. From the picturesque coulee views to the countless thoughtful details throughout, this home is designed to grow with your family and create memories for years to come. With 5 bedrooms, 4 bathrooms, and a layout that blends comfort with sophistication, this estate home offers an unparalleled living experience. Don't miss this opportunity to own a one-of-a-kind property that rarely comes to market. Your dream home is waiting!