

**586 Malahat Green W
Lethbridge, Alberta**

MLS # A2275008



\$749,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,340 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Pantry, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Luxury new construction bungalows like this just simply NEVER come along. Here is your opportunity to snag a fully finished bungalow with no neighbours behind, a triple car garage, and plenty of thoughtful upgrades throughout. You'll feel the difference the moment you set foot through the front door. A spacious foyer greets you, and then in to a beautiful open floor plan, with everything you need on the main floor. There is a lovely living room, dining room, and beautiful kitchen with island and stainless steel appliances. You'll love the great size pantry as well! The other half of the home is the perfect set up for your own primary oasis. There is a primary bedroom, walk in closet, ensuite with double vanity and a water closet, and the laundry is nicely tucked away over here as well. The basement of this home is fully finished, with not one, not two, not even three, but FOUR more bedrooms! Room for the whole family and your guests too! One amazing thing that sets this home apart is the 9' ceilings in the basement, as well as a walkout basement. There is such incredible natural light here that it hardly feels like a basement. The massive family room is perfect for hosting. There is also a sunken patio which provides great protection from the wind to enjoy the day. A full four piece bathroom and the mechanical room finish off this great floor. Outside you'll be impressed to see both front and rear deck feature composite decking, making things super low maintenance. You simply can't beat this location. There are no neighbours behind this huge pie lot, and backing on to Central Station Park with a pond and walking paths. You're just a five minute walk from the brand new Elementary school, and a short drive to groceries, pharmacies, restaurants, the YMCA rec center, and so much more. Give your REALTOR® a call and come see this one of a kind bungalow!