

## 421 Sherwood Place W Lethbridge, Alberta

**MLS # A2278434**



**\$987,700**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Ridgewood   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 5 Level Split   |               |                   |
| <b>Size:</b>     | 2,208 sq.ft.  | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Heated Garage, Off Street, Triple Garage Attached, Triple Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.24 Acre   |               |                   |
| <b>Lot Feat:</b> | Pie Shaped Lot  |               |                   |

|                    |   |                   |              |
|--------------------|---|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Carpet, Vinyl Plank   | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Brick, Composite Siding, Concrete, Metal Siding , Wood Frame  | <b>Zoning:</b>    | R-L          |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -            |
| <b>Features:</b>   | Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Sauna, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |              |

**Inclusions:** Fridge, TV (above Fridge), Double Oven, Cooktop, Dishwasher, Garburator, Microwave, Garbage Compactor, Drawer Fridge, Bar Fridge, 4 Stools, Window Coverings, Ceiling Fans, Central A/C, Central Vacuum & Attachments, Garage Door Openers and Controls, Storage Shed, Storage Box, Gazebo, Sauna, Above Ground 18'x 33' Oval Pool with Heater, Filter and Pump, Golf Simulator, Fitness Equipment, Office Furniture

Looking to live in one of Lethbridge's most desirable neighborhoods? Checkout this custom-built cul-d- sac located home, ideally located on the west side in the sought-after Ridgewood subdivision! This exceptional property offers 4 bedrooms and 4 baths in 2200 sq ft with 2 triple-car heated garages and a low maintenance yard on a pie shape lot. The back yard features an above-ground heated pool (oval 33' x 18') with a great patio and deck. Additional standout features include a golf simulator in the detached garage and a steam sauna in the basement. When you step in the front door, you'll notice contemporary updates throughout including fresh paint, window and floor coverings and a modern, bright open concept kitchen and dining area, perfect for entertaining and hosting family and holiday gatherings. Upstairs features 3 bedrooms and 2 bathrooms including a spacious primary bedroom with a 5-pc ensuite and walk-in closet and two additional bedrooms and another 5-pc bathroom. The 4th bedroom is conveniently located on the main floor off the large living room and is currently set up as a home office/den. The basement has 2 family / recreation rooms that can be tailored to you needs including a fitness room, theatre room or an additional bedroom. This property has it all> Book your showing today.