

**406 Stonecrest Terrace W  
Lethbridge, Alberta**

**MLS # A2285040**



**\$1,100,000**

<b>Division:</b>	Riverstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,001 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Street Lighting, Tree		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Central Air conditioner, Gas Range, Dishwasher, Washer and Dryer, Refrigerator, Microwave, Garburator, 2 x Garage Door Remotes, Ceiling fan, Control 4 System "as is", Underground Sprinklers, Exterior Speakers, Bar Fridge, Shed, TV bar, Main floor TV in living room, Gas Heater in Garage, Front Door Camera "as is".

Executive bungalow located in a prestigious luxury cul-de-sac in Stonecrest Terrace! Situated on one of the largest lots in the neighbourhood—measuring nearly 1/3 of an acre—this property offers almost 4,000 sq. ft. of beautifully custom-designed living space. The curb appeal is exceptional, featuring a large covered front foyer perfect for morning coffee and exposed aggregate concrete detailing. Step inside and immediately feel the spaciousness of this sprawling bungalow. The impressive 14' coffered ceiling, custom built-ins, and stunning fireplace showcase the craftsmanship throughout. Floor-to-ceiling windows stretch across the back of the home, flooding the living room with incredible natural light. The kitchen is designed to impress, highlighted by skylights, a sprawling island, cream cabinetry, corner pantry, abundant pot and pan drawers, gas range, built-in hood fan, garburator, hot water on demand (recirc) and an instant hot water tap at the sink—an upgrade you'll never want to live without. The dining area features a tray ceiling and patio doors with a transom window leading to the expansive vinyl deck with aluminum railing, spanning almost the entire width of the home. A covered portion off the living room makes outdoor entertaining effortless. Main floor highlights include hardwood flooring, spindle railing, a front office with double garden doors, and a spacious mudroom/laundry room (including new washer and dryer from 2023) located off the garage. The primary suite is generously sized with a tray ceiling and ceiling fan. The ensuite is truly luxurious, offering a jetted tub, 'shower, oversized vanity with double sinks, dual linen towers, makeup station, linen closet, and decadent in-floor heating. A large walk-in closet completes the retreat. The walkout basement features 9' ceilings and oversized windows

that fill the space with light. A second gas fireplace with custom maple mantle and built-ins anchors the family room, enhanced by extensive pot lighting. The impressive built-in bar includes granite countertops, abundant cabinetry, bar sink, bar fridge, and a built-in TV that stays with the home. Three additional bedrooms and a 4-piece bathroom complete the lower level. The backyard feels like your own private park, with mature trees, beautiful curbing detail separating lawn and landscaping, shrubs, and gravel features. The exposed aggregate patio under the deck is expansive and perfect for entertaining. A shed is conveniently tucked along the side of the home. The home's double rear turrets add timeless architectural charm. The oversized 26' x 28' garage is insulated, drywalled, painted, and equipped with a gas heater. This bungalow truly offers the triple threat: an exceptional floor plan, a prime location, and a massive lot. Contact your favourite REALTOR® today to book a showing.