

**416 Haru Moriyama Place N
Lethbridge, Alberta**

MLS # A2294063



\$662,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,638 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Double Garage Detached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Private,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Fridge, Stove, Hood fan, Dishwasher, TV Mount(s), Playhouse, Trampoline, 2 garage door openers and remotes, washer and dryer, outdoor swing and platform, Hot Tub, all window blinds, Gazebo(as is).

Experience exceptional family living in this meticulously maintained bi-level, perfectly situated in the desirable Legacy Ridge community. This home offers an impressive open-concept main floor featuring vaulted ceilings, skylights, and a gourmet kitchen with granite countertops and a large island. The spacious primary suite boasts a walk-in closet and a 4-piece ensuite, complemented by main floor laundry for ultimate convenience. The walk-out lower level is a true standout, leading to a massive yard equipped with a hot tub and underground sprinklers. A rare highlight is the second "insulated and heated garage, providing ample space for projects or storage. This home is loaded with extras like central A/C, skylights, fireplaces, central vac and best of all, a cozy three-season covered deck. With a second double garage, quality finishes, this home offers space, access to nature while remaining close to everything North Lethbridge has to offer including being located in a quiet, family-friendly cul-de-sac. Legacy Ridge offers close proximity to schools, parks, and trails including Pavan and Peenaquim Park.