

**261 Agnes Short Place N  
Lethbridge, Alberta**

**MLS # A2298894**



**\$799,900**

<b>Division:</b>	Legacy Ridge / Hardieville		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,556 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Oversized, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bidet, Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** Central Air Conditioner, Fridge, Stove, Dishwasher, Range Hood, Window coverings including curtains, rods, and blinds, Garage Door Opener, Sump Pump, Mirror and Flooring in Gym, Bar Fridge, TV Brackets x 4, Washer/Dryer/Pedestals, Roland Keyboard (Piano), Play Structure, Shelving in Garage on ceiling, Heater in garage, Underground Sprinklers, Shelving in Mudroom, Govee Permanent Christmas Lights, Built ins Closet, 3 x Bidet

Stunning, Fully Developed Two-Storey in Legacy Ridge &ndash; This home is ideal for large families, offering six bedrooms&mdash;including four on the same floor, a rare find&mdash;along with 3.5 bathrooms, a front office, and dedicated gym area. Welcome to this exceptional home offering over 3,500 sq. ft. of developed living space in the sought-after community of Legacy Ridge. Built in 2017, this beautifully designed two-storey showcases pride of ownership throughout&mdash;immaculately maintained and truly move-in ready. Step inside to a bright and functional layout featuring a main floor den/office (complete with rough in for water if you need a salon) convenient powder room, and a spacious open-concept living, kitchen, and dining area. The kitchen is both stylish and functional with ample white cabinetry, large island, and a walk-through butler&rsquo;s pantry&mdash;perfect for everyday living and entertaining. The convenience of all the extra cabinets and built-ins in this space is so appealing. Large windows span the back of the home, filling the space with natural light and offering peaceful views with nobody building behind the home in the future since it is backing Gault Mine Park. Upstairs, you&rsquo;ll find a generous bonus room, along with a well-appointed primary suite featuring a walk-in closet and luxurious ensuite with double sinks, separate shower, and soaker tub. Both located on the back of the home, taking in the views of the massive backyard and future green space behind. THREE additional bedrooms and a full bath complete the upper level. The fully developed basement adds incredible versatility with a family room, additional bedrooms, and a gym/rec space. The living area has been tastefully updated with wainscoting, creating a warm and finished feel that elevates the entire lower level. A built in side bar and beverage

fridge finish this space off! Car enthusiasts and families alike will love the oversized TRIPLE attached garage, offering ample space for vehicles, storage, and hobbies. Step outside to a beautifully finished backyard where no detail has been overlooked. Enjoy extensive concrete work, decorative curbing, underground sprinklers, and low-maintenance rock landscaping perfect for a dog run or extra storage &mdash;all thoughtfully designed to create a polished and functional outdoor space. Situated on a large pie-shaped lot in a quiet cul-de-sac, this home offers space, privacy, and incredible value&mdash;all while being close to schools, parks, and amenities. This is a home that has been exceptionally well cared for&mdash; with hard surface throughout this home shows like new and ready for its next owners to enjoy.