

**3048 40 Avenue S
Lethbridge, Alberta**

MLS # A2304130



\$1,249,900

Division:	West Mayor Magrath Dr		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,867 sq.ft.	Age:	2008 (18 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Triple		
Lot Size:	0.28 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		
Inclusions:	Fridge, microwave oven and dishwasher in wet bar in basement.		

This immaculate custom bungalow backs onto the coulees. The open floorplan is perfect for entertaining with a three-space back deck that is covered and features seven separate electric screens that completely enclose the areas, one off the master bedroom for morning coffee, one with a barbecue area and the centre area perfect for entertaining a large group of friends. The numerous built-in cabinets and full kitchen feature granite countertops, hardwood floors, top of the line appliances, high ceilings and many built-in features. The basement was completely renovated in the last couple years featuring a wet bar with dishwasher, microwave oven and fridge. The triple garage is 26' x 50' x 6' with three garage doors and openers. There are many more features, too numerous to mention. A description sheet listing all of the features can be found in the supplements tab.