



Anne French
Your REALTOR®
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39 N 1 Street E
Magrath, Alberta

MLS # A2307014



\$1,149,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,403 sq.ft.	Age:	2016 (10 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Garage Door Opener, Off Street, Oversized, Parking P		
Lot Size:	0.29 Acre		
Lot Feat:	Back Yard, Front Yard, Private, Underground Sprinklers		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge and freezer in kitchen, microwave, wall oven, induction stove top, dishwasher, underground sprinklers, waterslide, hot tub, washer x 3, dryer x3, speaker system in house, downstairs projector & scree and speakers, slide going from main floor to basement, sump pump, air conditioning x 2, garage door opener and remote(s), gemstone lighting, RO system, Generac generator

No ordinary home — this spectacular builder's own home in Magrath was thoughtfully designed with intention, quality, and incredible attention to detail, and is perfectly located directly across from the school, park, and beautiful green space in one of the best locations in town where kids can easily walk or bike anywhere they need to go!! From the stunning curb appeal with gemstone lighting and in slab heat on the front steps and porch for added comfort, to the endless high-end features throughout, this executive home truly stands in a league of its own. Outside, you'll find an unbelievable backyard retreat complete with an inground outdoor pool featuring an actual water slide and automated pool cover for child/pet safety, massive hot tub, concrete basketball court, fully fenced with white PVC fencing, RV parking, huge front driveway with tons of off-street parking, covered back deck and a triple attached garage! Additional premium upgrades include a Netafim sprinkler system in the front yard, backup Generac generator, a reverse osmosis system, central air conditioning, built-in speaker system throughout several areas of the home, and in-floor heat in the basement, garage, and luxurious primary ensuite bathroom. Inside, the home continues to impress with soaring ceilings and gorgeous beams in the living room, a cozy wood-burning fireplace, stunning kitchen with stainless steel appliances, quartz countertops, butler's pantry, and functional mud room, plus luxury vinyl plank flooring throughout many areas of the home. The spacious layout includes a main floor bedroom, walk-in closets in most bedrooms, large linen closets and storage areas throughout, not one, not two, but THREE sets of washers and dryers, a dedicated workout area in the basement, projector and speaker system in the downstairs family room, and one of the coolest

features imaginable for kids — a slide from the main floor to the basement!! Built for both everyday comfort and unforgettable entertaining, this home offers personality, functionality, and craftsmanship that is nearly impossible to replicate. Magrath is a friendly community located only about 20 minutes from Lethbridge and offers fantastic amenities including a golf course, grocery store, ATB, gas station, shops, walking paths, parks, and great schools. This is more than just a home — it's a lifestyle! Call your REALTOR® and book your showing today!