

**93 Prairie Arbour Boulevard S  
Lethbridge, Alberta**

**MLS # A2309739**



**\$1,899,900**

<b>Division:</b>	Arbour Ridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,021 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

<b>Heating:</b>	Forced Air	<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	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Golf Simulator, Garage door Opener and Remotes, Window Coverings

Premium Finishes, Luxurious Layout, and an indoor Golf Simulator. Welcome to one of the most impressive new builds to hit the market in Prairie Arbour Estates. Built by Stranville Living Master Builder, this brand new estate home blends luxury, function, and lifestyle in a way that feels elevated without trying too hard. From the moment you arrive, the curb appeal makes a statement with its timeless estate-style exterior, dramatic rooflines, upscale finishes, and oversized windows that flood the home with natural light. Sitting on a massive lot backing onto green space and walking paths, this is the kind of property that feels different the second you pull up. Inside, the main floor was designed to feel grand yet comfortable. The soaring ceilings, designer lighting, and wide open layout create an incredible sense of space, while still feeling warm and inviting. The kitchen is exactly what you would expect from a Stranville estate home &mdash; loaded with top tier finishes, premium Fisher & Paykel appliances, beautiful cabinetry, stone countertops, and a butler's pantry that keeps the main space looking clean and effortless. The dining area is surrounded by windows and overlooks the backyard and pond, while the living room feels like something straight out of a luxury magazine with its custom detailing and upscale finishes throughout. There is also a stunning executive office on the main level that feels equally suited for business calls or late night bourbon pours. Upstairs, the primary suite feels more like a private retreat than just another bedroom. Featuring its own balcony overlooking the backyard and pond, this is the kind of space you will actually use. The ensuite is loaded with luxury touches including heated floors, dual vanities, a custom tiled shower, and a deep soaker tub that was clearly designed with relaxation in mind. The second level also features additional

spacious bedrooms and a media/lounge area that works perfectly for families needing extra breathing room. But the real showstopper might be downstairs. The fully developed basement was built to entertain and is anchored by a premium Foresight golf simulator setup that is about as close as you can get to bringing the country club home. Whether you are serious about your golf game or just want the ultimate space to host friends, this setup is next level. Surrounding the simulator is a custom wet bar, dedicated lounge area, plenty of seating, bar seating, and enough room to turn game night into an event. Add in another bedroom and full bathroom downstairs, and this lower level feels more like a luxury entertainment venue than a basement. Homes of this caliber rarely come available, especially brand new and fully finished at this level. Every inch of this property was thoughtfully designed, professionally finished, and built to showcase what estate living in Lethbridge can look like when absolutely no corners are cut.