

109 Prairie Arbour Blvd. S
Lethbridge, Alberta

MLS # A2312180



\$925,000

Division:	Arbour Ridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,620 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.37 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Tankless Hot Water, Wet Bar		

Inclusions: Livingroom & Family Room TV's and mounts, Sink in garage & storage area, Surround Sound Speakers, 6 Cameras & Digital Recorder

Beautiful fully developed Bungalow in Prairie Arbour built by Caliber Luxury Living. Upon entering this home, you enjoy the open floor plan. There is an office conveniently located off the entry to your left, as well as the main floor laundry room to your right which has access to the triple car garage which is fully finished and heated. The kitchen has a generous island for your family and guests to gather. The bright kitchen has lots of counter space and cabinets as well as a convenient pantry. Dining area has access to partly covered deck which overlooks the manicured yard. Livingroom has a gas fireplace which can be viewed from the open kitchen, dining areas. The primary suite is very large with a beautiful ensuite bath featuring free standing tub, large walk in shower and dual vanity. The ensuite leads to the walk in closet which then leads to the good size main floor laundry room. The basement is fully developed with a wet bar area with wine cooler, office or small bedroom, 2 more good size bedrooms, Family Room with gas fireplace and built-in cabinets, large storage room plus a small storage/workshop/gun room. Home has surround sound speakers, cameras and digital recorder. The garage is to be appreciated for finishings, work benches etc. This property would be a pleasure to call home.