

**312 Sandstone Point S
Lethbridge, Alberta**

MLS # A2313356



\$1,289,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,086 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3
Garage:	Off Street, RV Access/Parking, Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, Underground Sprinklers, Views		

Heating:	Boiler, In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	fridge, built-in wall oven and microwave, cook top, dishwasher, trash compactor, hood fan, freezer in pantry, washer, dryer, sound system equipment, shelving in storage room, garage door openers and controls, u/g sprinklers and control, bar fridge in basement, TV wall mounts, window coverings.		

Be impressed by the natural beauty surrounding this spacious custom bungalow, ideally located beside the coulees in the desirable Sandstone neighbourhood. Inside, you will be equally captivated by the 10-foot ceilings, beautiful windows, and quality finishes throughout. The gracious main entry features a striking marble floor inlay that leads into a warm, open living space centred around a fireplace, perfect for cozy gatherings. The adjacent open-concept gourmet kitchen and dining area feature a large island, granite surfaces, ample cabinetry, quality appliances, and a generous, versatile walk-in pantry. Just off the dining area, the covered deck is a perfect place to enjoy your morning coffee or take in the sunset, with panoramic coulee views stretching all the way to the bridge. The spacious main-floor primary suite offers beautiful views and a relaxing atmosphere, along with an elegant dressing room with rich cabinetry and a spa-like ensuite featuring in-floor heat, onyx marble tile, a jetted tub, a shower with precise temperature control, double vanities, and a private water closet. Just off the main entry is a spacious office, also offering phenomenal views. Completing the main floor is a highly functional transition area to and from the garage, featuring a mudroom, an airy laundry room, a large closet with additional custom storage, and a full four-piece bath. The 9-foot walkout lower level features in-floor heat and is designed for comfortable everyday living and family entertaining, with abundant natural light, a second fireplace, an elegant custom bar and wine room, and plenty of space for a grand piano, pool table, and more. The lower level also offers three generous bedrooms with large closets and attractive windows, including one currently set up as a gym with cork flooring. The bathroom is highlighted by exquisite tilework and a steam shower. This

home also features an exceptional oversized triple garage that is fully insulated, supplied with hot and cold water, and finished with epoxy floors, in-floor heat, attractive windows, and an additional large hobby space wired for workshop. This custom home is loaded with premium features, including fine finishes and lighting, central vacuum, quality windows and window coverings, upgraded insulation, and an exceptionally versatile layout with outstanding flow. Its upscale yet easygoing warmth makes this a truly special home.