Anne French
Your REALTOR®
Love where you live.

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545 Malahat Green W
Lethbridge, Alberta

MLS # A2315171



$709,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,052 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

Cedar Ridge Quality Builders has done it again!! Check out this exceptional two storey home backing on to the park in Garry Station with no neighbours behind. From the moment you open the front door you'll feel the difference Cedar Ridge offers. A spacious foyer with a good size closet flows nicely in to a well designed mudroom and walk through pantry. Custom lockers line one full wall just as you enter in from your attached double garage, making this space so useable for your busy family. The half bath is tucked back here as well, away from the living area. You will absolutely love the walk through pantry that has plenty of shelves, and pocket doors on both sides to keep things looking neat and tidy. The kitchen also features an island with quartz countertops and stainless steel appliances. Large windows span the whole back wall, making this space so bright and lively. The living room is a great size, and features a gas fireplace. The second floor is so well designed, with your loft area just as you come up the stairs, and the primary is a sprawling oasis! You'll enjoy the view of the park from the primary, and the ensuite is a total show stopper with it's free standing tub, double vanity, custom shower, and water closet. The walk in closet is huge and is conveniently connected to the laundry room that features a countertop and sink! This is certainly not your average cookie cutter home! The WALK OUT basement is open for future development, with room for another 4 piece bathroom, a bedroom, and a huge family room! You'll note the deck is already in place for you just off the dining room, all you need to do is bring your chairs and sit and soak in the views. This home is located in Garry Station, a wonderful neighbourhood with walking paths, ponds, playgrounds, and is home to the new elementary school that just opened in 2025. It's just a short few minutes drive to grocery stores,

restaurants, pharmacies, the hardware store, and so much more! Give your REALTOR® a call and come see all this beautiful place has to offer!

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