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## 73 Fairmont Park Landing S Lethbridge, Alberta

MLS # A2315327



# \$929,900

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	2,127 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Skylight(s)

**Inclusions:** Fridge, Stove, Dishwasher, Washer/Dryer, Window Coverings, Central Air

Fairmont Park Landing! That's almost all you have to say. One of the most prestigious and sought after cul-de-sacs in the desirable community of Fairmont. Tucked away in a quiet location and backing directly onto Fairmont Park Lake, this custom built, one owner home offers an exceptional combination of privacy, space, and breathtaking views, all just minutes from some of Lethbridge's best shopping, restaurants, and amenities. Boasting nearly 3,700 square feet of developed living space, this impressive walkout bungalow sits on one of the premier lake lots in the neighbourhood. From the moment you step inside, you'll appreciate the grand foyer and the thoughtful layout designed to maximize both functionality and the stunning views beyond. The main floor features soaring vaulted ceilings, expansive windows, and a bright open concept design that seamlessly connects the kitchen, dining, and living areas. Whether you're hosting family gatherings or enjoying a quiet evening at home, this space is perfectly suited for entertaining and everyday living alike. Step outside onto the massive full width vinyl deck overlooking the lake. With nearly 400 square feet of outdoor living space and maintenance free aluminum railing, it's the perfect place to relax, entertain guests, or simply enjoy the peaceful waterfront setting. The spacious Master Bedroom also enjoys direct access to the deck and features a luxurious ensuite complete with a jetted tub, separate shower, and private water closet. A convenient main floor laundry room with ample cabinetry and storage, along with a powder room for guests, completes the main level. Above the garage, you'll find two generously sized bedrooms, each featuring large closets and their own private 3 piece ensuite bathrooms, a rare and highly desirable feature for family members or guests. The fully developed walkout basement offers an

incredible amount of additional living space, highlighted by a large family room with a wet bar, cozy corner fireplace, and direct access to the exposed aggregate patio. Double doors open into a versatile flex room that would make an ideal home office, fitness room, playroom, or hobby space. A built in desk area adds even more functionality. An additional large bedroom and another 3 piece bathroom complete the lower level. Outside, the beautifully landscaped yard showcases attractive decorative concrete work, while the triple attached garage provides plenty of room for vehicles, toys, and storage. Properties like this rarely become available. If you've been searching for a spacious home in one of South Lethbridge's most desirable neighbourhoods, this is an opportunity you won't want to miss. The homeowner is also available to assist in coordinating renovations or updates should you wish to further customize the home to your personal style.