

**490 Mary Cameron Crescent N
Lethbridge, Alberta**

MLS # A2338897



\$625,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,036 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt		
Heating:	Central	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Granite Counters

Inclusions: Hot Tub, TV Projector and Screen

This house deserves your attention! From the moment you drive up to the clean corner lot, you realize this home is more than you had anticipated, with a full double driveway plus room for an RV, boat, or other toys. Then you'll notice the double garage, which can fit two cars and you still have room for a workshop and storage; so rare! You will be swept away by the irrigated backyard, which covers most of the 10,000+ sq. ft. lot. Yes, it is open and massive, plus you still have a beautiful covered deck to filter the sun, with lots of seating room and a private hot tub, all included. You will feel like you are on vacation. The yard is easily big enough to add a second garage (city approval required) and still have room for the kids to play. But wait, we still haven't even gone inside yet. This is where it gets amazing. A grand open-concept layout with a double story living room, classic granite countertops, all built-in appliances, a high-end Bertazzoni gas cooktop and a full-sized walk-in pantry. The kitchen, living room, and dining room all look over the backyard, making you feel like it is all one space to enjoy. Upstairs is another family room open to below, two generous bedrooms, and a full 4 pc bathroom finished with the same high-end granite as throughout the whole home. Down the hall leads to an upper-floor laundry room, which only makes sense for your busy lifestyle. Next, we find your own gorgeous master bedroom with accented walls, bright, sunny windows and, as expected with this caliber of home, a primary bathroom fit for royalty. Full-sized glass shower, double sinks and an upgraded toilet, with a perfectly laid-out walk-in closet full of custom-made storage and space. The whole home feels bright, opulent, and relaxing, making this the perfect family home with over 2,000 sq. ft. of developed space, plus a full basement for you to create. Don't miss your chance to own a truly

exceptional home!