

**420 Haru Moriyama Place N
Lethbridge, Alberta**

MLS # A2343722



\$695,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,532 sq.ft.	Age:	2009 (17 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Underground		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub		

Inclusions: Fridge x 2, stove x 2, dishwasher x 2, washer x 2, dryer x 2, hood fan x 2, central air conditioning, garage door opener + remote, garage heater, blinds, TV mounts, entertainment stand in living room upstairs, garburator upstairs

Custom built bungalow in Legacy Ridge; a high-end home with rich red oak hardwood floors, heated garage, premium fixtures and inclusions like air conditioning, underground sprinklers, central vac and so much more! Spread out over 1,500 sq/ft on the main floor alone, there's a cozy vibe that greets you upon entrance. A spacious entertaining area soaking in natural light, complete with gas fireplace, kitchen with large island and gas stove and allocated dining area. Flanked by 2 bedrooms, laundry room and 4 piece bathroom. The primary retreat has a walk-in closet and 5 piece ensuite, complete with soaker tub. There's a covered deck that enjoys a north-west facing yard. The pie-shaped lot creates a ton of yard space to enjoy, boasting raised garden beds and off-street rear parking. The basement is fully finished with fire and acoustic rated tiles - great assets to the illegal suite! There's a walk-out separate entrance, 2 bedrooms, full kitchen, separate laundry, 4 piece bathroom and storage space. Wiring for a hot tub exists, there's a gas line for BBQ on the deck and a lot plan has been approved for secondary garage. This home is thoughtfully designed, well constructed and ready for your family!