Anne French
Your REALTOR®
Love where you live.

403-894-9537
anne@lockn keyrealty.ca

4372 Fairmont Gate S
Lethbridge, Alberta

MLS # A2344080



$769,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,035 sq.ft.	**Age:**	2019 (7 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Front Yard, Interior Lot, Landscaped, Lawn, L		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R-CL
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Reverse Osmosis

Former showhome, triple-car garage, fully developed, and backing directly onto a greenstrip with no neighbours behind you—this is easily one of the most impressive homes you’ll find in Southbrook. Offering over 2,000 sq. ft. above grade and kept in immaculate condition, this home is packed with the upgraded finishes and extra details you’d expect from a showhome. The curb appeal is second to none, with upgraded brickwork, exposed aggregate concrete, and a striking exterior that sets the tone before you even step inside. The kitchen is a standout, featuring bold dark green cabinetry, upgraded quartz countertops, premium KitchenAid appliances, a gas cooktop, and a spacious butler’s pantry. Large windows throughout the kitchen and dining area overlook the greenstrip behind the home, giving you an open view with no rear neighbours. The living room centres around a stunning floor-to-ceiling tiled gas fireplace, while the spacious boot room features custom cabinetry and direct access to the triple-car garage. Upstairs, the details continue. The bonus room features a custom slat wall and a massive window overlooking the backyard, creating a pretty hard-to-beat spot for movie nights. The primary bedroom has its own modern accent wall, a large walk-in closet, and a spa-inspired ensuite complete with heated tile floors, dual vanities, LED lighting, a soaker tub, and a fully tiled glass shower. Down the hall are two more spacious bedrooms, a four-piece bathroom, and a full-size laundry room with its own sink and additional cabinetry. The fully developed basement adds even more usable space with another bedroom large enough for a king-size bed, a four-piece bathroom, and a second living room. But the showstopper down here is the glass-enclosed gym—a dedicated space large enough for a full cardio or weight setup while still

feeling connected to the rest of the basement. With showhome-level finishes, a triple garage, a fully developed basement, and an incredible location backing onto green space, this is a home where nearly every detail has already been taken care of.

Copyright (c) 2026 Anne French. Listing data courtesy of REAL BROKER. Information is believed to be reliable but not guaranteed.