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92 Kings Crescent S
Lethbridge, Alberta

MLS # A2356134

$1,199,900

Division:	Tudor Estates		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,481 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	6	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Landscaped, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Bar, Walk-In Closet(s)		

Inclusions: Fridge, built-in oven and microwave, dishwasher, electric cooktop, washer/dryer x2, basement fridge, basement dishwasher

Welcome to this beautifully renovated home in the highly sought-after neighbourhood of Tudor Estates, offering over 5000 sq. ft. of developed living space, impressive updates, and an incredible backyard setting with no neighbours behind and views toward the coulees. Step inside and the grand curved staircase with soaring open-to-above ceilings immediately sets the tone. Just off the entry is a sunken living room featuring a gas fireplace and bay window overlooking the front yard. Continue down the hall and the home opens into its main living space, anchored by one seriously impressive kitchen. Completely renovated, the kitchen features new cabinetry, quartz countertops, under-cabinet lighting, built-in appliances, two sinks, an industrial-sized fridge and freezer, and a massive island with an incredible amount of prep and entertaining space. Beside the kitchen is the dining area and a second living room with a wood-burning fireplace. From here, step into the large backyard where no rear neighbours, coulee views, and nearby walking trails make the setting just as impressive as the home itself. The main floor also includes a bedroom, two-piece powder room, four-piece bathroom, and a spacious mudroom with access to the double attached garage. Upstairs you’ll find three large bedrooms, a bonus room, dedicated office/laundry room, and three separate outdoor deck spaces. The primary bedroom is massive and features its own private coulee-facing patio, a walk-in closet with custom cabinetry, and a beautifully renovated ensuite with dual vanities, a tiled glass shower, and soaker tub. The office/laundry room opens onto a front-facing patio, while the bonus room provides access to an incredible second-floor deck spanning the length of the home. The two additional bedrooms are generously sized and share another five-piece bathroom with dual

vanities. Downstairs, another sunken living room leads into a basement offering an impressive amount of flexibility. A huge additional living area is complemented by a large kitchen/wet bar, separate entrance, its own laundry room, spacious bedroom, four-piece bathroom, and plenty of storage—making this level particularly well suited for extended family, guests, or multi-generational living. There is even a fully tiled dog wash. With its extensive renovations, incredible amount of living space, multiple outdoor areas, huge kitchen, and a backyard overlooking the coulees, this Tudor Estates home delivers the kind of combination that is incredibly difficult to replicate.

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