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414 Gateway Cres S
Lethbridge, Alberta

MLS # A2356175

$499,900

Division:	Fairmont		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,118 sq.ft.	**Age:**	2007 (19 yrs old)
Beds:	3	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Rectangular Lot		

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

Features: Ceiling Fan(s), Central Vacuum, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Looking for a beautiful home with plenty of space, comfort, and an excellent location? Welcome to this stunning, fully finished bi-level in the desirable Fairmont neighbourhood of South Lethbridge! With 3 bedrooms, 3 bathrooms, a walkout basement, and a double attached garage, this home offers a wonderful combination of style, functionality, and comfortable living. From the moment you step inside, you'll be impressed by the soaring vaulted ceilings and gorgeous arched windows that fill the home with natural light, creating a bright, airy, and welcoming atmosphere. The beautiful hardwood floors add warmth and elegance to the spacious open-concept main living area, making it the perfect place to relax, entertain, or spend quality time with family and friends. The well-appointed kitchen features granite countertops, plenty of cupboards, a convenient island, and a generous dining area with room for all your family gatherings. The main floor offers two bedrooms, including a fantastic primary bedroom retreat complete with a walk-in closet and a spacious 4-piece ensuite featuring a luxurious jetted soaker tub and separate shower. Imagine unwinding in your own private retreat after a long day! A second bedroom and another full bathroom complete the main level. Downstairs, you'll discover an incredibly spacious, fully finished walkout basement that provides even more room to enjoy! The huge family room features a cozy gas fireplace, creating the perfect atmosphere for movie nights, entertaining guests, or simply relaxing. An additional bedroom, a third bathroom, and convenient access to the backyard make this lower level both comfortable and functional. Step outside and enjoy the beautifully landscaped, fully fenced backyard, offering a wonderful space for outdoor activities, summer barbecues, or simply enjoying some fresh air. The upper deck and lower patio provide

great options for outdoor relaxation and entertaining. Additional highlights include central air conditioning to keep you comfortable during those hot summer days, a double attached garage, and plenty of space throughout the home. And let's not forget the fantastic location! Situated in a desirable South Lethbridge neighbourhood, this home is conveniently close to schools, parks, playgrounds, shopping, restaurants, and all the amenities you need. With its impressive ceilings, beautiful natural light, spacious living areas, and excellent location, this home has so much to offer! Don't miss your opportunity to make it yours!

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