



**108 Gateway Mews S  
Lethbridge, Alberta**

**MLS # A2291457**



**\$824,900**

<b>Division:</b>	Fairmont		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,761 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, See Remarks, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Open Floorplan, Skylight(s), Smart Home		

**Inclusions:** n/a

This exceptional bungalow custom-built by Van Arbor Homes, showcases true pride of ownership. Built in 2020 and fully developed, this 1,760 sq ft home was thoughtfully designed to be completely barrier-free and wheelchair accessible while offering the elegance and comfort of a high-end executive residence. Ideally located on a quiet cul-de-sac in the desirable south-side community of Gateway Mews, this is a rare opportunity to own a home that seamlessly blends luxury, function, and future-proof living. A no-step entry welcomes you into a bright, spacious foyer and an open-concept layout featuring wide hallways, expansive rooms, 9-foot ceilings, and three skylights with remote-controlled blinds that flood the home with natural light. The stunning chef's kitchen is equipped with quartz countertops, a large eat-up island, premium appliances, a convection cooktop with pot filler, and a built-in side-opening oven for effortless access. The living room offers a generous entertaining space highlighted by a cozy gas fireplace. The main-floor primary suite is a true retreat, featuring custom closets with wheelchair-height pull-downs and a ceiling-mounted lift system extending into the luxurious 4-piece ensuite. Here you'll find a roll-in/walk-in shower, jetted therapy tub designed to retain warmth, and elegant herringbone tile accents. Also on the main floor are a guest powder room, convenient laundry, and access to the elevator that connects both levels. The fully developed basement is reinforced with piles and includes two large bedrooms, a full 4-piece bathroom, a spacious family room, plus generous storage and utility areas. This home is packed with premium upgrades including commercial-grade flooring, fire-suppression system throughout, air conditioning, backup generator, and full smart-home integration for lighting, blinds, and exterior doors - all

controllable from your smartphone. Outside, enjoy the covered back deck and fully accessible yard with gas hookups for a BBQ or fire table, plus wheelchair ramps leading to both the paved back alley and side gate. The heated double attached garage features hot and cold water with a wash station, perfect for cleaning wheelchair wheels, pets, or muddy boots before entering the home. Whether you require full accessibility now or are planning for "aging in place," this remarkable home offers peace of mind, comfort, and long-term livability in one beautifully designed package. A truly rare and special property.