



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**549 Malahat Green W
Lethbridge, Alberta**

MLS # A2302491

\$599,900



Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,565 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	n/a		

This fresh new design from Cedar Ridge is a must see! The main floor features an open floorplan with a lovely kitchen, dining room, 2 bedrooms with a full 4 piece bath separating them, and a spacious living room with fantastic windows. The kitchen features stainless steel appliances, a pantry, a nice size island, and quartz countertops too. This model has the primary suite all on it's own level, giving you the ultimate private retreat, with a stunning 4 piece ensuite and walk in closet. There is a large double vanity, custom tiled shower, and even a water closet. A bonus?! The laundry is on this level as well. How convenient! The WALKOUT basement is open for future development, with space for two more bedrooms, a huge family room, and another 4 piece bath as well as some great storage space. Outside you'll love that this home backs on to green space with no houses behind, and the deck is already built for you to sit and enjoy a peaceful evening. Garry Station is a wonderful community, home to the brand new elementary school, and you can walk out your back fence and be at the park and playground. The incredible YMCA is just a short drive, as well as groceries, restaurants, pharmacies, and more. Give your REALTOR® a call and come see this fabulous new floorplan.