



GRASSROOTS

REALTY GROUP

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**318 McMaster Boulevard W
Lethbridge, Alberta**

MLS # A2302574



\$849,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,662 sq.ft.	Age:	1978 (48 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, French Door, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s), Wired for Sound

Inclusions: Air Conditioner, Dishwasher, Refrigerator, Gas Stove "as is", OTR Microwave, Garburator, Washer and Dryer, Underground Sprinklers, Central Vacuum and Attachments "as is", 2 x Wood Burning Stoves, Window coverings - curtains, rods and electric blinds, Gem Stone lighting, Solar Panels, Stereo and TV in family room, Deep Freezer, Gas BBQ, Garage Door Opener

Located directly across from Nicholas Sheran Park, this impressive Spanish-flare two-storey home offers incredible views from multiple bedrooms and upper balconies. Large windows flood the entire home with natural light. Off the primary bedroom, a private second-floor balcony captures stunning views of the park and pond—creating the perfect place to start or end your day. From the moment you step inside, the grand entry makes a statement with soaring 18-foot ceilings, an abundance of natural light, and a stunning curved staircase featuring ornate Spanish-style metal railings. Architectural character defines this home, with beautiful arches carried throughout, detailed ceiling work, corbels, and stained glass accents—creating a warm, timeless feel you simply don't find in newer construction. This home is filled with special and unique features at every turn. Designed for a large or growing family, this home offers six bedrooms and four and a half bathrooms, including four spacious bedrooms upstairs and three full bathrooms on the upper level. The main floor offers multiple living spaces for both formal entertaining and everyday living, along with convenient main floor laundry. Downstairs, the fully developed basement adds even more versatility with two additional bedrooms, a full bathroom, a large family room, a dedicated craft space, and extensive storage. The kitchen was completely renovated in 2019 and features granite countertops, ceiling-height maple cabinetry, and a Bosch dishwasher (2021). Additional upgrades include solar panels (2016), roof (2013), and two furnaces for efficient year-round comfort. Outside, the property continues to impress with a massive, mature lot, lane access, and a double attached garage. The backyard has been refreshed with interlocking brick, raised flower beds, and a cinder block fence, offering

both privacy and function. A covered deck spans the full width of the home, complete with vinyl decking and natural gas lines—ideal for entertaining. With its unbeatable location, distinctive architectural design, and exceptional space for a family, this is a rare opportunity in one of Lethbridge's most sought-after neighbourhoods.