



**GRASSROOTS**  
REALTY GROUP

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**347 1 Avenue N  
Magrath, Alberta**

**MLS # A2303966**



**\$800,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | NONE  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 2,779 sq.ft.  | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D |               |                  |
| <b>Lot Size:</b> | 0.66 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Lawn, No Back Lane, No Neighbours Be     |               |                  |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Composite Siding  | <b>Zoning:</b>    | SR |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Walk-In Closet(s) |                   |    |

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, shed, underground sprinklers, Solar Panels on Roof

Absolutely stunning and packed with incredible features, this exceptional home in the welcoming town of Magrath—just 20 minutes from Lethbridge—offers the perfect combination of luxury, space, and functionality! Situated on a quiet street with truly eye-catching curb appeal, this property showcases a beautiful brick and board-and-batten exterior, Celebright lighting, solar panels, a double attached garage with heated floors, dedicated RV parking and a massive driveway adding plenty of off-street parking! Step inside to a grand front entrance that immediately sets the tone, leading to a thoughtfully designed main floor that includes a versatile front office (or potential bedroom), a spacious living room with a cozy natural gas fireplace, and a gorgeous kitchen complete with a large walk-in pantry, stainless steel appliances, quartz countertops, large dining area, and luxury vinyl plank flooring. The main floor also features a powder room for guests and even more notably a stunning primary bedroom retreat! The primary has a spacious walk-in closet with built-in shelving and a luxurious ensuite boasting a walk-in shower with a rainfall shower head. The laundry room is far from ordinary with tons of cabinetry, a sink, and plenty of space for your busy family’s laundry baskets! Upstairs, you’ll find a huge bonus room along with two more generously sized bedrooms, and another full bathroom with a dual vanity offering plenty of space for your kids to get ready! Outside, the fully fenced yard is truly impressive, featuring underground sprinklers with irrigation water, a garden area, a massive shed with power and an additional garden shed—ideal for storage, hobbies, or workspace! Downstairs, the basement is ready for your finishing touches with framing complete to add 2 more bedrooms, a large storage room, a family room, a full bathroom, and

a utility room. Electrical and plumbing are also roughed in for the full basement and for an additional full bathroom respectively. With central air conditioning, high-end finishes, and an unbeatable blend of comfort and potential, this home truly has it all! Don't miss your chance to own this remarkable property—call your REALTOR® today and book your showing!