



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3048 40 Avenue S**  
**Lethbridge, Alberta**

**MLS # A2304130**



**\$1,249,900**

<b>Division:</b>	West Mayor Magrath Dr		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Triple		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Landscaped		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Fridge, microwave oven and dishwasher in wet bar in basement.		

This immaculate custom bungalow backs onto the coulees. The open floorplan is perfect for entertaining with a three-space back deck that is covered and features seven separate electric screens that completely enclose the areas, one off the master bedroom for morning coffee, one with a barbecue area and the centre area perfect for entertaining a large group of friends. The numerous built-in cabinets and full kitchen feature granite countertops, hardwood floors, top of the line appliances, high ceilings and many built-in features. The basement was completely renovated in the last couple years featuring a wet bar with dishwasher, microwave oven and fridge. The triple garage is 26' x 50' x 6' with three garage doors and openers. There are many more features, too numerous to mention. A description sheet listing all of the features can be found in the supplements tab.