



GRASSROOTS
REALTY GROUP

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**442 Stonecrest Terrace W
Lethbridge, Alberta**

MLS # A2306646



\$1,124,999

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,382 sq.ft.	Age:	2010 (16 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Garage Door Opener		
Lot Size:	0.28 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private, Ur		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Granite Counters, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: Automatic gate opener, Control 4 Home Automation System, Hot tub, Water filtration system

A rare offering—this exceptional custom-built residence is set on a beautifully landscaped 0.28-acre lot, creating a private, retreat-like setting within the city. Combining luxury, space, and versatility, this thoughtfully designed and impeccably finished home blends refined living with everyday comfort. The main level is both elegant and inviting, anchored by a custom gas fireplace and flowing seamlessly into a chef-inspired kitchen featuring granite countertops, cooktop, built-in oven and microwave, and warming drawer—perfectly suited for intimate evenings or elevated entertaining. Upstairs, the primary suite is a true retreat, complete with a private den and a spa-inspired 5-piece ensuite offering a custom glass shower, soaker tub, heated towel bar, and walk-in closet. Two additional bedrooms are connected by a Jack & Jill bathroom, complemented by a convenient upper-level laundry. Designed for both relaxation and gathering, the fully developed lower level features a spacious family room, built-in bar, and a striking stone wine wall, along with two bedrooms and a full bath. In-floor heating and stamped concrete flooring add comfort and character. The detached garage extends the living experience, offering in-floor heating and a beautifully finished loft with kitchenette and full bathroom—ideal for guests, extended family, a home office, or potential income. Outdoors, the property unfolds into a lush, park-like setting with a covered deck, gated alley access, and mature fruit trees, berry bushes, grape vines, and fenced garden areas—creating a serene, quiet escape rarely found within city limits. Additional features include Control4 home automation, permanent Gemstone exterior lighting, whole-home water filtration, and a security system. Over 2,382 sq. ft. above grade plus a 448 sq. ft. loft, all situated on a 12,000+ sq. ft.

lot, this is a distinctive opportunity to own a refined in-city sanctuary