



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**77 Fairmont Park Landing S
Lethbridge, Alberta**

MLS # A2306963



\$699,800

Division:	Fairmont		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,770 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized		
Lot Size:	0.17 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Lake, Underground Sprinklers, V		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Jetted Tub, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security equipment with water sensors, Door lock fobs, Dining table and chairs, Bar stools, Desk chair,

Pride of ownership is evident from the moment you arrive and throughout the entire property. Located at the end of a cul-de-sac in a quiet, family friendly neighbourhood, this large pie lot plays host to this 1770 sq ft Executive Bungalow with peaceful views to the open greenspace and Fairmont Lake. Impressive in appeal and functionality, the design of the home lends itself well to your day-to-day lifestyle and for hosting family and guests. This 5-bedroom, 3-bathroom floor plan offers plenty of room for everyone. Having a large kitchen with an exceptional amount of quality cabinetry, oversized island, convenient breakfast bar, walk-in pantry, and additional storage cabinetry and desktop is high on the list for most families. Large windows in the breakfast nook, dining room, living room, and primary bedroom allow for open space views beyond your back yard. Additional interior features include elevated ceilings on the main level, a gas fireplace, a spacious primary bedroom, walk-in closet, and full ensuite complete with a jetted tub, plus an impressive full-sized laundry room with an abundance of storage cabinetry and counter space, sink, and enough room for an upright freezer or additional refrigerator. The lower-level walk-out basement feature is exceptional and allows you to take full advantage of your backyard, covered patio, and views. Natural gas lines for your BBQ are provided on both the upper sun deck and ground level patio. In-floor radiant heating provides lower-level comfort to 3 more bedrooms, family room, games room, craft/hobby room, and unique split bathroom that allows for simultaneous usage. Enjoy the ambience provided by a 2nd thermostatically controlled gas fireplace. The oversized windows provided by the walk-out elevation light up the entire area and makes the living space more appealing and enjoyable. The garage is yet another bonus

as it measures 31' x 24' with an 11' ceiling height and side access door. You can keep your vehicles toasty warm in the winter by way of the in-floor radiant heating system. The epoxy finish floor, large work bench and extra storage space add to the WOW factor. Nearby amenities are fantastic with plenty of shopping, restaurants, sports facilities, Lethbridge Polytechnic, and walking paths for miles!