



**GRASSROOTS**  
REALTY GROUP

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**217, 102 Scenic Drive N  
Lethbridge, Alberta**

**MLS # A2307497**



**\$549,999**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,208 sq.ft.	<b>Age:</b>	2022 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Titled		
<b>Lot Size:</b>	0.83 Acre		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, No Smoking Home, Quartz Counters		

**Inclusions:** Built-in Oven, Built-in Refrigerator, Dishwasher, Induction Cooktop, Microwave, Range Hood, Washer and Dryer, Intercom

It's a lifestyle experience the moment you step into the prestigious Scenic 102 condominium complex along Scenic Drive. From the grand entrance of the building to the incredible amenities and breathtaking southwest-facing views, every detail of this development was designed to offer elevated condo living at its finest. This beautifully customized 2-bedroom, 2-bathroom residence combines sophistication, comfort, and functionality while showcasing spectacular sunsets, sparkling city lights, and stunning coulee views. Inside the condo, expansive windows flood the space with natural light and perfectly frame the incredible scenery from nearly every angle. The open-concept design creates a seamless flow between the kitchen, dining, and living areas, making the home feel both spacious and inviting. Gorgeous white oak hardwood floors run throughout the main living spaces, adding warmth and timeless elegance, while stunning designer lighting and carefully selected custom light fixtures create an inviting ambiance throughout the home. The kitchen was thoughtfully designed for both entertaining and everyday living. Warm white cabinetry is paired beautifully with quartz countertops and a dramatic waterfall-edge island that serves as the centerpiece of the space. High-end built-in appliances, including an induction cooktop, wall oven, built-in refrigerator, microwave, and dishwasher, give the kitchen a refined modern feel. Additional custom built-in cabinetry and storage solutions throughout the condo provide exceptional organization while enhancing the clean and upscale aesthetic. One of the most impressive features of this home is the incredible 38-foot-wide private deck that extends the living space outdoors. Whether you are hosting guests, enjoying your morning coffee, or relaxing in the evening while taking in the spectacular sunsets and sparkling city lights,

this outdoor space offers an experience rarely found in condo living. The primary suite feels like a private retreat with custom closet organizers and a beautifully finished spa-inspired ensuite featuring quartz countertops, double sinks, elegant tile work, and a spacious shower. The second bedroom offers flexibility for guests, a home office, or additional living space. Additional features include underground heated parking, assigned storage, in-suite laundry, central air conditioning, secure building access, and exceptional building amenities including a fitness centre, sauna, social room, workshop, car wash bay, bike storage, and elevators. Perfectly located close to walking paths, downtown amenities, restaurants, shopping, and all the beauty Scenic Drive has to offer, this remarkable condo combines breathtaking views, exceptional craftsmanship, and an unbeatable location into one truly special home.