



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**3125 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2310065**



**\$699,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,992 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Creek/River/Stream/Pond		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Vinyl Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	None		

Built by Stranville Living Master Builder, the Brechin model is a striking new home located in the desirable community of Southbrook, perfectly positioned backing onto a pond with uninterrupted views. This brand new home comes with a 10 year new home warranty and GST is included in the sale price. A full-length deck spans the entire back of the home, creating an ideal vantage point to enjoy the water and open skies while extending your living space outdoors in a way that feels both intentional and serene. Adding to the home's functionality is an extended garage measuring 26 x 22, offering excellent space for larger vehicles, additional storage, or a workshop setup. Inside, the wide-open main floor is designed for modern living, offering a seamless flow that feels spacious the moment you step in. The kitchen is the heart of the home and it delivers on both form and function, anchored by a massive square island with additional cabinetry below for extra storage. The sink is thoughtfully placed beneath a window overlooking the pond, turning everyday tasks into something a little more enjoyable. High-end, fully paneled appliances elevate the space, including a Fisher & Paykel refrigerator, a paneled dishwasher, a built-in oven and microwave, and a sleek matte induction cooktop that ties the whole design together. The living room is warm and inviting, centered around an electric fireplace with a custom mantel that adds character without overwhelming the clean, modern aesthetic. The second level features three spacious bedrooms along with a bonus room that works perfectly as a family lounge, media space, or home office. The primary bedroom enjoys peaceful pond views and flows into an ensuite that truly has it all, including dual vanities, a walk-in shower, a standalone soaker tub, and a private water closet. From the ensuite, you're led into a

generous walk-in closet that continues directly into a full-size laundry room, adding a level of convenience that's both practical and thoughtfully designed. This Southbrook home offers a refined layout, premium finishes, and a setting that makes everyday living feel just a little more elevated.