



**605 Sunridge Crescent W  
Lethbridge, Alberta**

**MLS # A2314461**



**\$609,900**

<b>Division:</b>	Sunridge		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,383 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Ceiling Fan(s), Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Central A/C, dishwasher, dryer, gas stove, refrigerator, washer, window coverings, central vac/attachments, garage door opener, balcony sheds (x2), blinds on lower balcony and remote, fridge in garage, workbench, garage shelves, furnace room shelving, water softener, alarm system

Ownership pride shines through 605 Sunridge Crescent, an immaculate walkout bungalow backing directly onto a quiet pond and walking paths with no rear neighbours and permanently unobstructed waterfront views. Inside, an impressive vaulted ceiling spans the entry, main living, dining, and kitchen areas. This entire space is flooded with natural light from plenty of windows positioned to frame waterfront views right from the main living space, even before stepping out onto the durable upper Trex deck. The kitchen offers premium granite countertops, stainless steel appliances, a brand-new gas range, a walk-in pantry, and a raised island that easily seats five. Nearby, a highly functional mudroom combines main-floor laundry, extra storage, and direct access to the attached double garage. The main-floor primary suite gets its own corner on the main floor, complete with an attached 4-piece ensuite, corner jetted tub, separate shower, walk-in closet, and direct patio door access to the deck. A second main-floor bedroom and adjacent full bathroom offer an ideal layout for a hobby room, office, or simply an additional bedroom. Downstairs, the fully finished walkout basement expands your living space with 9-foot ceilings and a substantial rec room with an adjacent seating area centered around a warm gas fireplace. This setup easily creates the perfect space to be the host who loves to entertain. An additional lower-level bedroom and full bathroom provide a comfortable, private wing for overnight guests or family. Built Green Gold certification ensures mechanical longevity and low utility bills with Energy Star windows, a high-efficiency furnace, and R-50 attic insulation. Outside, the sellers have established a turn-key, zero-stress layout combining premium zeroscaping and artificial turf, allowing you to trade weekend yard work for a peaceful walk around the pond. The

pristine outdoor layout includes a flagstone path, a backyard putting green, and a rock-scaped stream with a footbridge. Whether you are relaxing on the upper deck or winding down on the lower concrete walkout patio equipped with remote-control bug netting and custom blinds, outdoor living here is as easy as it gets. Location is key: you are just five minutes from the university, seven minutes from Paradise Canyon Golf Resort, and four minutes from the Riverstone dog park. Connect with your favourite REALTOR® to schedule your private tour and see it all in person.