



GRASSROOTS

REALTY GROUP

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**509 Sunridge Crescent W
Lethbridge, Alberta**

MLS # A2318580



\$668,000

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,368 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space		

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

Features: Built-in Features, Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Separate Entrance, Skylight(s), Storage

Inclusions: Fridge, stove, dishwasher, microwave, window coverings, washer, dryer, wine making supplies, pool table and attachments, central vac and attachments, garage door opener and control, all solar panels, u/g sprinklers, tankless hot water tank, water softener

Welcome to 509 Sunridge Crescent West, an exceptional custom-built bungalow. Perfectly positioned backing directly onto the tranquil Sunridge Pond and greenspace, this stunning 1,368 sq. ft. home offers outstanding craftsmanship, and an abundance of thoughtfully designed living space both inside and out. From the moment you arrive, you will appreciate the home's attractive curb appeal, featuring durable vinyl siding, stone accents, a newer asphalt shingle roof (approximately 3 years old), solar panels, and a fully fenced yard. The attached garage is completely finished, painted, drywalled, and gas heated, making it the perfect year-round workspace or storage area. Inside, the quality and attention to detail are immediately evident. Rich ash hardwood flooring flows throughout the main living areas, while extensive custom cabinetry and built-in storage solutions showcase the homes exceptional craftsmanship. The spacious kitchen serves as the heart of the home, featuring vaulted ceilings, granite countertops, a large central island, abundant cabinetry, and direct access to the expansive covered Trex deck. Whether you are entertaining guests or enjoying your morning coffee, the wraparound deck provides the perfect setting to take in the peaceful pond and greenspace views. A gas BBQ hookup makes outdoor cooking effortless. The inviting living room is warm and welcoming, anchored by a cozy gas fireplace and complemented by additional custom built-ins. A bright main-floor office with elegant French doors offers the ideal space for working from home, reading, or pursuing hobbies. The conveniently located main-floor laundry room is exceptionally functional, featuring extensive built-in cabinetry, a custom pull-out ironing board drawer, linen storage, and easy access to the spacious rear entry. The primary retreat is a true sanctuary, boasting

9-foot ceilings, a ceiling fan, abundant natural light, and custom California Closets. The luxurious 4-piece ensuite is beautifully appointed with a double walk-in shower, standalone clawfoot tub, heated tile floors, an oversized L-shaped mirror, and a stunning glass block feature window. The fully developed walk-up basement offers an incredible extension of living and entertaining space. Gather around the custom wet bar, enjoy movie nights with the built-in entertainment centre, or challenge friends to a game on the included pool table. A cleverly concealed hidden door to the utility room adds a unique touch of character and functionality. Two additional generously sized bedrooms feature large closets and bright windows, while a well-appointed 3-piece bathroom includes a corner shower and tile flooring. Wine enthusiasts will appreciate the dedicated wine room, complete with a sink, and extensive built-in shelving. Additional features include in-floor hot water heating in the basement, tankless hot water on demand and underground underground sprinklers. Located minutes from the University, schools, walking paths and public transit.