



**205 Kings Bay S  
Lethbridge, Alberta**

**MLS # A2321645**

**\$835,000**



<b>Division:</b>	Tudor Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	1989 (37 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)		
<b>Inclusions:</b>	Security cameras		

Welcome to this exceptional executive residence located in the highly sought-after community of Tudor Estates. Nestled in a quiet cul-de-sac and surrounded by other prestigious homes, this beautifully maintained property offers an impressive combination of elegance, comfort, and functionality, making it the perfect place to call home. From the moment you arrive, the home's stunning curb appeal and grand presence create a lasting first impression. Step inside and be greeted by a beautiful staircase and a spacious foyer that sets the tone for the quality craftsmanship and timeless design found throughout. Rich hardwood flooring, expansive living spaces, and thoughtful architectural details combine to create an inviting atmosphere that is both sophisticated and welcoming. Designed with family living and entertaining in mind, the main floor offers an abundance of versatile living space. A formal living room provides the perfect setting for hosting guests or enjoying quiet conversation, while the formal dining room is ideal for special occasions and holiday gatherings. The spacious kitchen features granite countertops, ample cabinetry, and generous workspace, making meal preparation both enjoyable and efficient. Adjacent to the kitchen is a bright dining nook that overlooks the backyard, providing a comfortable space for everyday meals. The adjoining family room serves as the heart of the home, offering a warm and inviting space to relax with family and friends. A dedicated office or den on the main floor provides flexibility for those working from home, managing household affairs, or creating a private reading or hobby room. Convenient main-floor laundry adds to the home's practical design and everyday functionality. Upstairs, you will find three generously sized bedrooms designed to accommodate the needs of a growing family. The

spacious primary retreat offers a peaceful escape at the end of the day and features a walk-in closet along with a well-appointed 4-piece ensuite bath. The additional bedrooms provide ample space for family members or guests and are serviced by a full bathroom. The fully developed basement expands the home's living space even further. Here you'll find a large family or recreation room perfect for movie nights, games, fitness equipment, or entertaining. An additional bedroom offers excellent flexibility for guests, teenagers, or extended family members. A 4-piece bathroom and an abundance of storage space complete the lower level, ensuring there is a place for everything. Car enthusiasts, hobbyists, and families alike will appreciate the heated triple attached garage, offering plenty of room for vehicles, tools, and seasonal storage. The home's thoughtful layout provides both formal and casual living areas, allowing everyone to enjoy their own space while still feeling connected. Located in one of the area's most desirable neighborhood's, Tudor Estates offers a peaceful setting while remaining conveniently close to all amenities!