



**140 Northlander Bend W  
Lethbridge, Alberta**

**MLS # A2321913**



**\$835,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,063 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Gazebo, Landscaped, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Boiler, In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone	<b>Zoning:</b>	R-M
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Shelving & Cabinetry		

Welcome to this exceptional custom-built home where quality craftsmanship, thoughtful design, and premium upgrades come together to create a truly outstanding property. From the moment you arrive, you'll be impressed by the home's stunning curb appeal, attractive exterior finishes, and meticulous attention to detail throughout. Step inside to discover a bright and inviting interior featuring beautiful engineered hardwood flooring, elegant custom trim work, and designer touches that elevate every space. The main living areas are both stylish and functional, offering an ideal setting for everyday living and entertaining. Large triple-pane windows flood the home with natural light while enhancing energy efficiency and year-round comfort. The heart of the home is the stunning kitchen, thoughtfully designed for the home chef and entertainer alike. Featuring quartz countertops, a gas cooktop, ample workspace, and quality cabinetry, this space seamlessly blends beauty and practicality. Custom drapery throughout the home adds a refined touch, while automatic blinds in the stairwell and primary bedroom provide both convenience and luxury. The primary retreat offers a peaceful escape and includes custom closet organizers designed to maximize storage and organization. Every detail has been carefully considered to create a home that is as functional as it is beautiful. Comfort and efficiency are evident throughout the property. Additional blown-in attic insulation was added just two years ago, helping improve energy performance. The home features dual furnaces serving the main and upper levels, providing enhanced climate control and comfort. Premium Roxul sound insulation and extensive soundproofing measures have been incorporated throughout, creating a quieter and more enjoyable living environment. The fully developed legal basement suite is a

standout feature, offering exceptional flexibility for multi-generational living, rental income, or guest accommodations. With impressive 9-foot ceilings, in-floor boiler heating, an air exchange system, and extensive soundproofing, the suite provides comfort and privacy for occupants. For buyers seeking additional living space, the home's layout also presents the potential to convert the property back into a single-family residence if desired. The outdoor living spaces are equally impressive. The beautifully landscaped backyard features stamped concrete and is designed for both relaxation and entertaining. Enjoy summer evenings on the deck complete with a sound system, or unwind in the charming cabana equipped with electrical service and lighting. A dedicated gas line for your barbecue makes outdoor cooking effortless. The heated garage is a dream for hobbyists, car enthusiasts, or anyone who appreciates organized storage. It is fully outfitted with built-in storage cabinets, a durable workbench, and overhead steel storage racks to maximize functionality and keep everything neatly organized. Truly a rare and exceptional home!