



**111 Temple Crescent W  
Lethbridge, Alberta**

**MLS # A2323670**



**\$625,000**

<b>Division:</b>	Varsity Village		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,700 sq.ft.	<b>Age:</b>	1983 (43 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	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>	Brick, Stucco	<b>Zoning:</b>	R-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan		

**Inclusions:** Deep Freeze in basement (as is)

Rarely do homes offer this much space, this much privacy, and a location this exceptional. Tucked away in a quiet cul-de-sac and backing directly onto a beautiful park and greenspace, this impressive and rare two-storey side split home delivers over 2,700 square feet of thoughtfully designed living space with room for the entire family to live, gather, and grow. From the moment you step inside, you'll appreciate the sprawling floor plan and abundance of natural light. The heart of the home is the expansive kitchen, featuring granite countertops, stainless steel appliances, and a skylight that fills the space with warmth and sunshine. Designed with entertaining in mind, the kitchen seamlessly connects to multiple living and dining areas, creating the perfect environment for both everyday living and special occasions. Rich hardwood flooring, a cozy gas fireplace, and a bright sunroom add character and comfort throughout the main level. With a kitchen, dining room, breakfast nook, two separate living spaces, main floor laundry, and a convenient powder room, the layout offers exceptional flexibility for busy families. Upstairs, you'll find three spacious bedrooms and two full bathrooms, including a remarkable primary retreat. Generously sized and thoughtfully designed, the primary bedroom features a walk-in closet and a private 4-piece ensuite, creating the perfect space to unwind at the end of the day. The lower level continues to impress with soaring 9/10 foot ceilings in the expansive family room, two additional large bedrooms, a full bathroom, and plenty of storage space. Whether you need room for guests, teenagers, hobbies, or a home office, this lower level delivers endless possibilities. Outside, the setting is truly special. Situated on a massive pie-shaped lot, the backyard offers exceptional outdoor living space while backing directly onto greenspace, providing privacy,

beautiful views, and room to enjoy every season. There is also room to add RV parking with a lot this size! It's a setting that is increasingly difficult to find. With numerous updates throughout, an incredible amount of living space, five bedrooms, four bathrooms, and one of the most desirable locations available, this is a rare opportunity to own a home that perfectly balances comfort, functionality, and lifestyle.