



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**80 Lafayette Boulevard
Lethbridge, Alberta**

MLS # A2324543



\$750,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,527 sq.ft.	Age:	1977 (49 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.15 Acre		
Lot Feat:	Corner Lot, Landscaped, Private, Views		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Brick, Other
Foundation:	Poured Concrete
Features:	Bar, Breakfast Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-L
Utilities:	-

Inclusions: Fridge, Stove, Dishwasher, 2 washers, 2 dryers, garage door opener, pool pumps, pool heater. (All furniture is negotiable).

Welcome to this beautifully renovated 5 bedroom, 2-storey home where timeless mid-century modern inspiration meets contemporary design. Thoughtfully updated throughout, this exceptional family home offers bright, open living spaces, stylish finishes, and an incredible backyard designed for making memories. The spacious main floor is ideal for both entertaining and everyday family life, featuring a sunken living room for gathering with friends and family, a comfortable family room, and a stunning kitchen complete with open shelving, a dedicated coffee and beverage station, and an abundance of workspace. The kitchen flows seamlessly into the generous dining area, where sliding patio doors lead to your private backyard oasis. Upstairs, the primary suite is a true retreat, offering a walk-in closet, a spa-inspired ensuite with a soaker tub, dual vanities, and a custom tiled shower. Step outside to your own private rooftop patio, the perfect place to enjoy a quiet morning coffee or unwind at the end of the day. Two additional bedrooms and a full bathroom complete the upper level. The fully developed basement provides even more space for a growing family with a large rec room, wet bar, two additional bedrooms, including one with custom built-in bunk beds that comfortably sleep four, another full bathroom, and plenty of storage. With laundry rooms on both the main floor and in the basement, convenience is built into every level of the home. Outside, you'll find the ultimate space for summer entertaining with a covered patio, pool, hot tub area, and room to relax with family and friends. Ideally located near parks, playgrounds, schools, shopping, and everyday amenities, this is a truly exceptional home designed for modern family living.