



GRASSROOTS

REALTY GROUP

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**328 Stonecrest Place W
Lethbridge, Alberta**

MLS # A2325304



\$1,450,000

Division:	Riverstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,027 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Aggregate, Garage Door Opener, Heated Garage, Insulated,		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Nei		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	n/a		

Experience luxury at its finest in this extraordinary executive 2 Storey, where timeless elegance, exceptional craftsmanship, and beautiful surroundings come together to create a truly remarkable home. Perfectly positioned to back onto expansive green space with glimpses of the coulees beyond and no neighbours behind, this exceptional residence offers an unparalleled lifestyle of sophistication, comfort, and privacy. Designed with both everyday living and entertaining in mind, the home showcases solid maple hardwood flooring, soaring ceilings, and an impressive open-riser winding staircase that creates a striking architectural focal point while allowing natural light to flow effortlessly throughout the home. Expansive windows frame the lush green-space, creating a seamless connection between the elegant interior and the outdoors. At the heart of the home is a beautifully appointed chef's kitchen featuring premium finishes, a large island, and a convenient walk-through pantry that connects directly to the heated quad garage. The spacious living and dining areas are ideal for entertaining while offering a warm and inviting atmosphere for everyday living. The luxurious main-floor primary suite is a private retreat featuring a spa-inspired ensuite complete with dual vanities, an oversized walk-in shower, a relaxing soaker tub, and a spacious walk-in closet. A dedicated main-floor office provides the perfect space for working from home or managing daily life. Upstairs, a spacious bonus room opens onto a private deck overlooking the green-space with views extending toward the coulees, adding another inviting living space to the home's thoughtful design. Two generously sized bedrooms are connected by a well-appointed Jack-and-Jill bathroom, creating the perfect layout for family or guests. The fully finished walk-up basement is designed for exceptional

entertaining. Gather around the custom wet bar, showcase your collection in the perfectly temperature-controlled wine cellar, enjoy movie nights in the dedicated theatre room, or relax in the expansive family and recreation areas with plenty of space for a pool table or games. Step outside to the enclosed lower patio, where a private hot tub offers the perfect place to unwind in complete privacy. The professionally landscaped grounds are every bit as impressive as the home itself, featuring tranquil water features, mature trees and shrubs, beautifully designed outdoor living spaces, and exceptional privacy, all framed by the surrounding green-space. Adding to the home's impressive list of features is a state-of-the-art Net Zero 20 kW solar panel system, delivering outstanding energy efficiency while complementing the home's commitment to quality and innovation. Meticulously designed, impeccably maintained, and offering an exceptional combination of luxury, functionality, and location, this is a truly rare opportunity to own one of the area's most distinguished homes.