

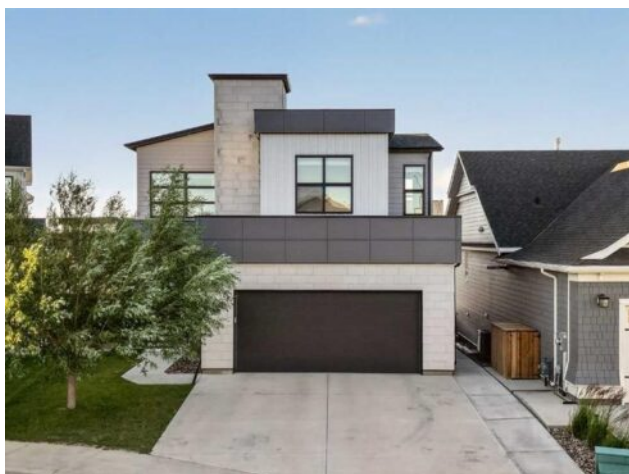


GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1039 Caledonia Place W
Lethbridge, Alberta**

MLS # A2326871



\$849,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,204 sq.ft.	Age:	2020 (6 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to Caledonia Place, one of the most exclusive streets in The Crossings! Tucked away on a quiet double cul-de-sac surrounded by upscale homes, this former showhome offers an exceptional combination of luxury, location, and thoughtful design. The Crossings is one of west Lethbridge's fastest-growing communities, and from this home you're just a short walk to two new elementary schools, Chinook High School, the Lethbridge Public Library, Canada's second-largest YMCA, along with grocery stores, restaurants, parks, and everyday amenities. From the moment you arrive, the modern exterior makes a lasting impression, complemented by a heated double attached garage complete with a 220-volt outlet for electric vehicle charging. Inside, you'll immediately notice the soaring open-to-above ceilings, oversized windows that flood the home with natural light, and striking glass railings that create a bright, contemporary feel throughout the main floor. The spacious living room is anchored by a gas fireplace and flows seamlessly into the dining area and beautifully appointed kitchen. Featuring upgraded cabinetry, quartz countertops, built-in appliances, and a spacious butler's pantry with custom shelving, this kitchen was designed to be as functional as it is beautiful. A dedicated main floor office provides the perfect space for working from home or tackling everyday tasks. Upstairs, you'll find four spacious bedrooms along with a full-size laundry room. The primary suite is truly a retreat, showcasing elegant wainscoting, oversized windows, and a luxurious ensuite finished with striking geometric tile, skylights, floating dual vanities, a backlit mirror, and a private water closet. The walk-in closet is equally impressive with custom built-in organizers that maximize both storage and style. The fully developed

basement adds even more living space with a large family room that's perfect for movie nights, game days, or entertaining. A custom-built play structure creates an incredible space for kids, while the fifth bedroom offers its own walk-in closet and is conveniently located beside another full four-piece bathroom. Outside, enjoy the low-maintenance composite deck, lower concrete patio, underground sprinklers, and a backyard designed for relaxing and entertaining all summer long.