



GRASSROOTS
REALTY GROUP

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**411 Caledonia Boulevard W
Lethbridge, Alberta**

MLS # A2327743



\$589,950

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

Welcome to this brand-new, over 1,900 sq. ft. two-storey home in the highly desirable community of The Crossings! A spacious front porch welcomes you into a bright, open-concept floor plan filled with natural light from the abundance of large windows. The main floor features a versatile bedroom, office, or den, a full bathroom, and a chef-inspired kitchen complete with quartz countertops, a large centre island, and a walk-through pantry—perfect for everyday living and entertaining. Upstairs, you’ll find three generously sized bedrooms, two full bathrooms including a luxurious 5-piece ensuite, a convenient laundry room, and a spacious bonus room for the whole family to enjoy. The home is finished with luxury vinyl plank flooring throughout the main floor, plush carpet on the upper level, and vinyl tile flooring in the bathrooms and laundry room. A separate side entrance and egress windows provide excellent potential for future basement development. Additional features include a double detached oversized garage which will be built by the seller before possession, rough grading, and a \$5,000 appliance credit offered to the buyer upon closing. Don’t miss the opportunity to own this beautiful new home in one of Lethbridge’s newest and most sought-after neighbourhoods!