



GRASSROOTS
REALTY GROUP

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3101 44 Street S
Lethbridge, Alberta

MLS # A2328586



\$729,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,542 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Vinyl 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, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: None

Welcome to the Hemsdale, a stunning brand-new bi-level by Stranville Living Master Builder that perfectly blends thoughtful design with premium finishes. Backing onto a peaceful pond, this fully developed home offers beautiful views, exceptional craftsmanship, and a layout that's as functional as it is impressive. From the moment you step inside, you'll be greeted by soaring vaulted ceilings that span the entire main floor, creating a bright and airy space filled with natural light. The kitchen is truly the heart of the home, showcasing extended cabinetry, soft-close doors and drawers, quartz countertops, a built-in oven and microwave, an induction cooktop, and seamlessly integrated paneled refrigerator and dishwasher for a clean, high-end look. Just off the kitchen, the dining area opens to your future deck where you'll enjoy peaceful pond views, while the spacious living room is surrounded by dramatic chalet-style windows that bring the outdoors in. The main floor also features the impressive primary retreat, complete with a luxurious ensuite offering dual vanities, a stand-alone soaker tub, a beautifully tiled glass shower, and a generous walk-in closet. Upstairs, you'll find a spacious second and third bedroom and a well-appointed four-piece bathroom, creating a private space for family or guests. The fully developed lower level continues to impress with two additional large bedrooms, another four-piece bathroom, a spacious family room that's perfect for movie nights or entertaining, and a full-sized laundry room with plenty of space for storage and organization. With premium finishes throughout, a fully finished floor plan, and beautiful pond views, this brand-new Stranville Living home delivers the perfect combination of luxury, comfort, and everyday functionality.

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