



GRASSROOTS
REALTY GROUP

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2526 44 Street S
Lethbridge, Alberta

MLS # A2328589



\$549,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,422 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Welcome to the Lanark, a thoughtfully designed two-storey by Strandville Living Master Builder, located in the highly sought-after community of Southbrook. Offering 1,400 square feet of beautifully finished living space, this brand-new home combines modern design, premium finishes, and a functional layout that's perfect for everyday living. The heart of the home is the stunning U-shaped kitchen, designed with both style and practicality in mind. You'll love the abundance of cabinetry, spacious walk-in pantry, and oversized breakfast bar with plenty of seating for family gatherings or entertaining guests. Strandville Living's signature luxury finishes are on full display, including quartz countertops, slow-close cabinetry, a paneled refrigerator and dishwasher that blend seamlessly into the cabinetry, an induction cooktop, and built-in oven and microwave for a clean, high-end look. Just off the kitchen, the dining area is filled with natural light and opens through sliding glass doors to your future deck, creating an easy transition for indoor and outdoor living. The adjoining living room completes the open-concept main floor, making it an inviting space to relax or host friends and family. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a large walk-in closet and a beautifully finished three-piece ensuite featuring a fully tiled glass shower. The convenience of upper-level laundry means no more carrying baskets up and down the stairs, while two additional bedrooms provide plenty of space for family, guests, or a home office. Located in one of Lethbridge's most convenient neighbourhoods, Southbrook offers quick access to parks, schools, shopping, and everyday amenities, making it an exceptional place to call home. Backed by the quality craftsmanship and attention to detail that

Strandville Living is known for, the Lanark is a home that perfectly balances timeless style with modern functionality.