



GRASSROOTS
REALTY GROUP

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1060 Caledonia Place W
Lethbridge, Alberta

MLS # A2332061



\$949,900

Division:	The Crossings		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,626 sq.ft.	Age:	2021 (5 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Back Lane, No Neighbours Directly Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage, Sump Pump(s)		

Inclusions: TV wall mounts & TV's (bsmt, main), Electric Fireplace (primary)

Welcome to a home that captures your attention from the moment you arrive. From the incredible curb appeal and inviting front porch to the stunning south-facing views, every detail of this custom-built bungalow has been thoughtfully designed to create a home that is as beautiful as it is functional. Offering 5 bedrooms and 2.5 bathrooms, this exceptional home blends timeless design with outstanding craftsmanship and everyday comfort. The primary retreat is a true sanctuary, featuring a spa-inspired custom walk-in shower, a spacious walk-through walk-in closet with direct access to the main floor laundry, and an elegant layout designed for effortless living. At the heart of the home is an impressive open-concept living space where the views become part of the experience. The beautifully appointed kitchen features a large island, walk-in pantry, and generous dining area, all positioned to capture the expansive south-facing views. Natural light fills the home, creating a seamless connection to the outdoors. Step onto the partially covered deck and enjoy the perfect balance of sunshine and shade while taking in the peaceful setting with no neighbours directly behind. It's the ideal space for morning coffee, entertaining, or relaxing at the end of the day. The living room is warm and inviting, with expansive windows framing the beautiful scenery beyond. A second main-floor bedroom, currently used as a home office, a convenient 2-piece bathroom, and an oversized attached garage complete the main level. The walkout lower level is bright, spacious, and anything but a traditional basement. Filled with natural light, it offers an expansive family room, recreation area, and direct access to the backyard and patio. Three additional bedrooms provide incredible flexibility for family, guests, hobbies, fitness, or multigenerational living. Thoughtful aging-in-place features have been

seamlessly incorporated throughout, allowing you to enjoy the home for years to come without compromising style or functionality. The location is every bit as impressive as the home itself. Enjoy the convenience of walking to the YMCA, grocery shopping, restaurants, walking paths, and everyday amenities, while returning home to the peace, privacy, and breathtaking south-facing views that make this property truly exceptional. Rarely does a home combine custom craftsmanship, breathtaking views, thoughtful design, and an outstanding location so effortlessly. This is more than a beautiful home—it's a place to gather, entertain, unwind, and create lasting memories for years to come.