



GRASSROOTS
REALTY GROUP

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**914 Maydell Palmer Vista N
Lethbridge, Alberta**

MLS # A2332535



\$600,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,200 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R - L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters, Skylight(s), Walk-In Closet(s), Wet Bar		

Inclusions: Hood fan, built-in microwave

WOW. Executive walkout bungalow with COULEE VIEWS that truly need to be seen to be appreciated. From the moment you walk in, you are greeted with an abundance of natural light and uninterrupted views that instantly set this home apart. The spacious entry leads you to a versatile front office or bedroom, perfectly positioned to overlook the front porch. As you move through the home, it opens up into a stunning main living space designed to impress. The kitchen is next level. A large island anchors the space, surrounded by custom cabinetry, a generous pantry, and a high end appliance package including a gas cooktop, built in oven, large fridge, dishwasher, microwave, and a sleek stainless hood fan. Quartz countertops run throughout, tying the space together with a clean, upscale finish. The kitchen flows seamlessly into the dining and living areas, where massive windows and a large skylight flood the home with light and frame those incredible coulee VIEWS. Step out onto the expansive balcony and take it all in. Fully landscaped and fenced yard below with direct access to the coulee. This is the lifestyle buyers are chasing. The main floor primary suite is exactly what you would expect in a home of this caliber. Wake up to coulee views, enjoy a spacious walk in closet with laundry passthrough, and unwind in a spa inspired ensuite featuring dual sinks, a telescopic skylight, and a massive steam shower. Main floor laundry and a two piece powder room complete this level. Downstairs, the fully developed walkout continues to deliver. A large family room with a gas fireplace, wetbar, and built in shelving creates the perfect space to entertain or relax. Custom bench seating lets you soak in the views from inside, with additional soft close storage built in. Two more bedrooms and a full bathroom complete the lower level. Every detail has been considered. Large closets

throughout, central vacuum with toe kick sweeps, built in speaker wiring, and thoughtful design that balances character, comfort, and function. Finished off with an oversized double garage, this is a rare opportunity to own a truly standout home in an unbeatable setting. This one hits different.