



**GRASSROOTS**  
REALTY GROUP

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**558 Malahat Green W  
Lethbridge, Alberta**

**MLS # A2333910**



**\$644,900**

|                  |                                                                          |               |                  |
|------------------|--------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Garry Station                                                            |               |                  |
| <b>Type:</b>     | Residential/House                                                        |               |                  |
| <b>Style:</b>    | 2 Storey                                                                 |               |                  |
| <b>Size:</b>     | 1,652 sq.ft.                                                             | <b>Age:</b>   | 2026 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                |               |                  |
| <b>Lot Feat:</b> | Standard Shaped Lot                                                      |               |                  |

|                    |                                                                                                                                                                                                                                                              |                   |      |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                                                                                                                                          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                                                                                                              | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                                                                                                                                                                                                                         | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Cement Fiber Board, Stone, Vinyl Siding                                                                                                                                                                                                                      | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                                              | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Soaking Tub, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Fridge, Stove, Built-in Microwave, Dishwasher                                                                                                                                                                                                                |                   |      |

This one deserves a closer look! From the moment you walk up to the house you can see the extra details and high end finishes! It starts with the natural stone work and covered front porch and it continues as you walk into the grand entry of this spacious two storey. The main floor boasts a large living room, excellent dining room space and a custom kitchen with real wood cabinetry and a walkthrough butler pantry complete with more custom cabinetry and a walk-in closet/mud room off the garage. Upstairs you have conveniently located laundry, a total of 3 large bedrooms and a master suite that anyone could get excited about! His and hers closets lead into a 5 piece ensuite with custom tile details, side by side sinks, a free standing tub, walk in shower and water closet. The basement is ready for your vision and finishing touches to give you that extra living space and more bedrooms if you need them. This is not the cookie cutter west side home you are used to seeing, come take a closer look today and get ready to be amazed!