



GRASSROOTS
REALTY GROUP

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**486 Mary Cameron Crescent
Lethbridge, Alberta**

MLS # A2334784



\$455,000

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,259 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Tankless Hot Water, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave hood fan, washer, dryer, all blinds and window coverings, A/c, Garage heater, 2 garage remotes.

Welcome to "The Love Shack" — where charm, comfort, and energy efficiency come together in the heart of Legacy Ridge! Built by the trusted craftsmanship of Greer Homes, this beautifully designed two-storey home offers the perfect blend of modern style, thoughtful design, and exceptional value. Step inside and you'll immediately appreciate the bright, open-concept main floor, where the living room, dining area, and spacious kitchen flow effortlessly together. The large center island creates the perfect gathering place for family meals, entertaining friends, or simply enjoying your morning coffee. Upstairs, you'll find three comfortable bedrooms, including a spacious primary retreat complete with a walk-in closet and private ensuite. For added convenience, the laundry room is ideally located on the upper level, making everyday living that much easier. Built with efficiency and long-term savings in mind, this Green Certified home features an impressive list of upgrades, including spray foam insulation, an active HRV system, a tankless hot water tank, Energy Star certification, and an EnerGuide rating—providing year-round comfort while helping keep utility costs down. Central air conditioning ensures you'll stay cool throughout those warm Alberta summers. The insulated, drywalled, and heated single attached garage offers the perfect space to keep your vehicle warm during the winter or create a functional workshop. Outside, the spacious backyard is a blank canvas, ready for your dream outdoor oasis. Backing onto a peaceful walking path, you'll enjoy added privacy and easy access to scenic strolls right from your backyard. The undeveloped basement offers endless possibilities, allowing the next owners to customize the space to fit their family's needs—whether it's a recreation room, additional

bedrooms, a home gym, or the ultimate entertainment space. Perfectly situated in the desirable community of Legacy Ridge, you'll love being just minutes from shopping, schools, parks, coulee views, walking trails, and bike paths. This is more than just a house—it's a place to create lasting memories and truly feel at home. Come experience everything "The Love Shack" has to offer—you may never want to leave.