



GRASSROOTS
REALTY GROUP

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**532 Margaret Sutherland Crescent N
Lethbridge, Alberta**

MLS # A2337625



\$639,900

Division:	Legacy Ridge / Hardieville		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,799 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Separate Entrance, Walk-In Closet(s)		

Inclusions: hot tub (as is, where is. Not currently working)

Welcome to this HUGE bi-level home situated on a MASSIVE pie-shaped lot backing directly onto a beautiful park with walking paths, soccer fields, and St. Theresa Elementary School! Offering nearly 2,830 sq. ft. of total developed space, this spacious home features 5 bedrooms, 3 full bathrooms, and a walkout basement. The main level offers 1,799 sq. ft. of above-grade living space with plenty of room for the whole family. The spacious primary bedroom is a true retreat, complete with a private ensuite featuring double sinks, a soaker tub, separate shower, and walk-in closet. The 1,030 sq. ft. walkout basement provides even more living space and excellent flexibility for a growing family, guests, or entertaining. Step outside onto the large deck and enjoy the incredible backyard and park views, with direct access to the surrounding green space and walking paths. The oversized double garage provides plenty of room for vehicles, storage, and all your recreational needs. With its exceptional lot, generous floor plan, impressive primary suite, walkout basement, and unbeatable location backing onto the park, this is a rare opportunity to own a truly special family home!