



GRASSROOTS
REALTY GROUP

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**1606 Scenic Heights S
Lethbridge, Alberta**

MLS # A2341303



\$1,399,900

Division:	Scenic Heights		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,025 sq.ft.	Age:	1995 (31 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Driveway, Heated Garage, See Remarks, Triple Garage Attached		
Lot Size:	0.33 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Landscaped, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Marble, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-RL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, See Remarks, Walk-In Closet(s), Wired for Sound		

Inclusions: 2 Freezers, Garage Door Remote(s), Window Coverings, Intercom System, Central Vac w/ Attachments, UG Sprinkler System, Outdoor Speaker System

Exceptional Estate with an Unparalleled Garage set on a generous 1/3 acre lot backing directly onto the coulees in South Lethbridge, this remarkable 3,025 sf. home offers a rare combination of space, craftsmanship, views, and purpose built functionality. With 6 spacious bedrooms and 5 bathrooms, the home was designed with both everyday living and entertaining in mind. The craftsmanship throughout is truly distinctive. This home was intentionally left at the framing stage for a full year prior to completion, allowing the structure to settle; ensuring that any movement or potential cracking could be addressed before the finishing work began. The result is a home where exceptional attention to detail and quality of construction are evident throughout. Inside this one-owner home, you'll find marble flooring, solid oak doors, and premium finishes that lend the home a timeless sense of permanence. Outside, clay shingles add both character and durability, complemented by multiple decks designed to bring the spectacular surroundings into the living experience. And then there's the garage... A true mechanic's dream, the massive 1,436 sq. ft. garage features 12 foot garage doors, providing the space and clearance that car enthusiasts, tradespeople, and collectors rarely find in a residential property. Whether you're building, restoring, storing, or simply need serious workspace, this garage is in a category of its own. Properties combining this level of construction, substantial living space, an extraordinary garage, and direct coulee views are exceptionally difficult to find. This is more than a large home; it's a thoughtfully constructed property built with an uncommon commitment to quality.