



**GRASSROOTS**  
REALTY GROUP

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420 Haru Moriyama Place N  
Lethbridge, Alberta

MLS # A2343722



**\$695,000**

|           |                                                                        |        |                   |
|-----------|------------------------------------------------------------------------|--------|-------------------|
| Division: | Legacy Ridge / Hardieville                                             |        |                   |
| Type:     | Residential/House                                                      |        |                   |
| Style:    | Bungalow                                                               |        |                   |
| Size:     | 1,532 sq.ft.                                                           | Age:   | 2009 (17 yrs old) |
| Beds:     | 4                                                                      | Baths: | 3                 |
| Garage:   | Double Garage Attached                                                 |        |                   |
| Lot Size: | 0.18 Acre                                                              |        |                   |
| Lot Feat: | Back Lane, Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, Underground |        |                   |

|             |                                                                                   |            |      |
|-------------|-----------------------------------------------------------------------------------|------------|------|
| Heating:    | Forced Air                                                                        | Water:     | -    |
| Floors:     | Ceramic Tile, Hardwood                                                            | Sewer:     | -    |
| Roof:       | Asphalt Shingle                                                                   | Condo Fee: | -    |
| Basement:   | Full                                                                              | LLD:       | -    |
| Exterior:   | Composite Siding, Stone                                                           | Zoning:    | R-CL |
| Foundation: | Poured Concrete                                                                   | Utilities: | -    |
| Features:   | Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub |            |      |

**Inclusions:** Fridge x 2, stove x 2, dishwasher x 2, washer x 2, dryer x 2, hood fan x 2, central air conditioning, garage door opener + remote, garage heater, blinds, TV mounts, entertainment stand in living room upstairs, garburator upstairs

Custom built bungalow in Legacy Ridge; a high-end home with rich red oak hardwood floors, heated garage, premium fixtures and inclusions like air conditioning, underground sprinklers, central vac and so much more! Spread out over 1,500 sq/ft on the main floor alone, there's a cozy vibe that greets you upon entrance. A spacious entertaining area soaking in natural light, complete with gas fireplace, kitchen with large island and gas stove and allocated dining area. Flanked by 2 bedrooms, laundry room and 4 piece bathroom. The primary retreat has a walk-in closet and 5 piece ensuite, complete with soaker tub. There's a covered deck that enjoys a north-west facing yard. The pie-shaped lot creates a ton of yard space to enjoy, boasting raised garden beds and off-street rear parking. The basement is fully finished with fire and acoustic rated tiles - great assets to the illegal suite! There's a walk-out separate entrance, 2 bedrooms, full kitchen, separate laundry, 4 piece bathroom and storage space. Wiring for a hot tub exists, there's a gas line for BBQ on the deck and a lot plan has been approved for secondary garage. This home is thoughtfully designed, well constructed and ready for your family!