



GRASSROOTS
REALTY GROUP

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**350 Mt. Sunburst Way W
Lethbridge, Alberta**

MLS # A2348989



\$519,900

Division:	Sunridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,010 sq.ft.	Age:	2010 (16 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Garden, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to a truly special home where thoughtful design, incredible views, and a peaceful setting come together. Tucked away at the end of a quiet cul-de-sac, this custom-built 4-bedroom home offers over 2,000 sq. ft. of developed living space between the main level and fully finished walkout lower level. Inside, vaulted ceilings and an open-concept layout create a bright and spacious feel, while granite countertops in the kitchen and all bathrooms add a polished finishing touch. Every bedroom features its own walk-in closet, providing exceptional storage throughout the home. The fully developed walkout basement offers plenty of additional space for family living, entertaining, or hosting guests. Step outside onto the expansive upper-level deck and take in the incredible views and tranquil surroundings. The oversized pie-shaped lot provides exceptional privacy, while the spacious double attached garage offers plenty of room for vehicles and storage. Recent improvements include asphalt shingles replaced in 2017 and a new hot water tank in 2026. Whether you're a growing family looking for room to spread out or an empty nester searching for the perfect amount of space, this home offers a fantastic combination of comfort, functionality, and setting. Located in SunRidge, Canada's first Built Green community, where homes were built to enhanced standards for energy efficiency, water conservation, and reduced environmental impact. This is a property that truly needs to be experienced in person—the photos only tell part of the story. Call your favourite REALTOR® today to book your private showing!