# \$1,399,000 - 409 Arbourwood Terrace S, Lethbridge

MLS® #A2206343

## \$1,399,000

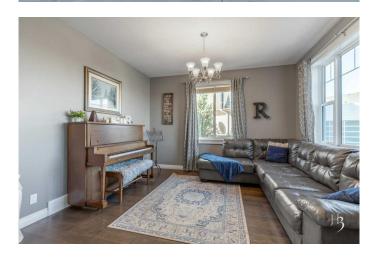
10 Bedroom, 6.00 Bathroom, 3,522 sqft Residential on 0.55 Acres

Arbour Ridge, Lethbridge, Alberta

A tremendous family home that is ideal for large or intergenerational families! With a total of over 4,790 sq/ft spanning 3 floors, this 2 storey is also situated on over half an acre! Plentiful parking greets you as you drive into your new home with a permanent basketball hoop located on your driveway. The front entrance is grand and welcoming, offering views to multiple living spaces, the main floor office/bedroom and even a peek into your south-facing view! The kitchen offers granite counters, a walk-in pantry, dual ovens, custom hood fan and enough storage for all your kitchen gadgets! The mudroom off of the triple garage offers custom lockers for storage solutions and 2 half bathrooms round out the main floor! Heading upstairs, be prepared to be wowed! With 7 bedrooms up, along with three full bathrooms plus a laundry room, there's well sized bedrooms for all your kids and guests. The primary retreat has a 5 piece ensuite and walk-in closet. The basement is a great place to have friends over - a huge recreation room with wet bar, theatre room, 2 more bedrooms, 4 piece bathroom and walk-up basement giving easy access to the HUGE yard! There's a garden, 2 covered decks, a pool, coulee views and all the space and privacy you've been looking for. Your major amenities are only a few minutes away, as is the Lethbridge Airport and only about 45 minutes to the USA border!







### **Essential Information**

MLS® # A2206343 Price \$1,399,000

Bedrooms 10
Bathrooms 6.00
Full Baths 4
Half Baths 2

Square Footage 3,522
Acres 0.55
Year Built 2011

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 409 Arbourwood Terrace S

Subdivision Arbour Ridge
City Lethbridge
County Lethbridge
Province Alberta

Postal Code T1K 5V8

#### **Amenities**

Parking Spaces 8

Parking Triple Garage Attached

# of Garages 3

## Interior

Interior Features Built-in Features, Central Vacuum, Chandelier, Closet Organizers,

Double Vanity, Dry Bar, Granite Counters, Kitchen Island, No Smoking

Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Garage Control(s),

Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

#### **Exterior**

Exterior Features BBQ gas line, Garden, Other, Private Yard

Lot Description Back Yard, Garden, Gentle Sloping, Landscaped, No Neighbours

Behind, Views

Roof Asphalt Shingle

Construction Composite Siding, Stone

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 27th, 2025

Days on Market 46

Zoning DC

# **Listing Details**

Listing Office Grassroots Realty Group

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