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234 McMaster Boulevard W
Lethbridge, Alberta

MLS # A2243378

$825,000

Division:	Varsity Village		
Type:	Residential/House		
Style:	5 Level Split		
Size:	2,402 sq.ft.	**Age:**	1985 (40 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Private, Underground Sprinklers		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Tile	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Stone, Stucco	**Zoning:**	R-L
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Walk-In Closet(s), Wet Bar		

Inclusions: 2 fridge drawers in island, bar fridge x 2, u/g sprinklers, all tv's except basement theatre room tv, garage heater, central vac (as is)

Step into sophistication in this meticulously upgraded home, where every detail has been thoughtfully designed for comfort, function, and wow factor. From the grand entrance, you’re welcomed into a stunning formal living room with gleaming hardwood floors that flow into the heart of the home — an expansive kitchen and dining area that spans an entire level. This one-of-a-kind chef’s kitchen is a true showstopper, featuring custom cabinetry by Cabinet Expression, a massive 10-foot island, built-in stove and microwave, induction cooktop, refrigeration drawers, beverage fridge, two sinks, quartz counters, marble flooring, under-cabinet lighting, touch tap, and a garburator. Just off the kitchen is a warm and inviting family room and home office area, complete with a custom wall unit with built-in TV, shelving, and fireplace. Upstairs, you’ll find three bedrooms, all with plush, luxurious carpeting and two bathrooms. The primary suite is a personal retreat with its built-in TV, spa-inspired ensuite with double sinks, rainfall tile shower, heated floor, and an impressive custom walk-in closet. Near the garage entry, the mudroom includes access to a beautifully finished laundry room with sink, folding station, and hanging area. A stylish half-bath features a tile accent wall and built-in storage. The lower level offers a spacious fourth bedroom, home gym, and massive storage space. Downstairs, the basement is made for entertaining — complete with a large recreation area, wet bar, and a unique 3-piece bath with eye-catching aqua tile and finishes. The built-in speakers throughout the house, on the covered patio, and heated garage are linked to the Control4 System. Outside is your own private oasis: a covered patio with tile flooring, stone feature walls, a built-in gas BBQ and TV, plus two lower teak deck areas with lighting, built-in planters, and a cozy

gas firepit. The yard is fully equipped with underground sprinklers and enclosed by a cinder block fence for privacy. Recently installed triple glazed windows and newer high end kitchen appliances too! Ideally located directly across from Nicholas Sheran Park, you’ll enjoy instant access to 106 acres of green space, including a lake, 7 km of walking trails, disc golf, playgrounds, and nearby schools. This is more than a home — it’s your dream lifestyle waiting to happen. Don’t miss the chance to make it yours!

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