

**76 Northlander Way W
Lethbridge, Alberta**

MLS # A2244763



\$599,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,547 sq.ft.	Age:	2015 (10 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Level, Standard Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Laminate, Tile	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Aluminum Siding , Metal Siding , Shingle Siding, Stone, Wood Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Bookcases, Central Vacuum, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Built in Speakers

Buy a Best Seller – The Crosswinds Model by Greenwood Homes. Welcome to this stunning, fully developed bi-level home featuring The Crosswinds floor plan, one of Greenwood Homes' most popular designs. Thoughtfully crafted with upscale finishes and an exceptional layout, this home is move-in ready and sure to impress. The spacious main floor master retreat includes a luxurious 5-piece ensuite and an oversized walk-in closet. With a total of 5 bedrooms and 3 full bathrooms, there's room for the whole family. The open-concept main floor is filled with natural light, accentuated by soaring vaulted ceilings, large windows, and unique ceiling details throughout. The chef's kitchen boasts rich espresso maple cabinetry, granite countertops, stainless steel appliances, and ample counter space—perfect for cooking and entertaining. A cozy gas fireplace warms the sun-filled living room, and the loft over the garage provides additional versatile living space. Additional features include: > Built in Speakers > Central Vac > Blackout Drapes • Main floor laundry • Fully developed basement with a wet bar and second gas fireplace • Plenty of built-in storage throughout • East-facing, wind-protected deck • Dual offset double-door garage. This home truly has it all—space, style, and smart design. Come see it for yourself!