

## 614 Marie Van Haarlem Crescent N Lethbridge, Alberta

**MLS # A2246130**



# \$568,000

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Legacy Ridge / Hardieville                                     |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | 2 Storey                                                       |               |                   |
| <b>Size:</b>     | 1,292 sq.ft.                                                   | <b>Age:</b>   | 2011 (14 yrs old) |
| <b>Beds:</b>     | 5                                                              | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Garage Door Opener, Garage Faces Front |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gazebo, Lawn, Private                               |               |                   |

|                    |                         |                   |      |
|--------------------|-------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Laminate        | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full          | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding            | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete         | <b>Utilities:</b> | -    |

**Features:** Dry Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s), Wired for Sound

**Inclusions:** Chest Freezer, 2 Metal storage cabinets, 2 TV wall mounts, Attached console, Surround speaker, Gazebo

Welcome to 614 Marie Van Haarlem Crescent North, a beautifully cared-for home blending modern comfort with everyday functionality. With 5 bedrooms and 3.5 bathrooms, this home offers a bright, open layout filled with natural light, new flooring, and stylish updates throughout. The kitchen features sleek appliances, a spacious island, and a hot water tap for instant convenience. Upstairs, is where the 3 bedrooms are and the primary suite includes a 4-piece ensuite and a walk-in closet. The finished basement adds extra living space with two bedrooms, a full bath, and a cozy minibar—perfect for entertaining. Step outside to your private backyard oasis, complete with a multi-level deck, pergola, and beautifully manicured lawn. Whether you’re enjoying summer evenings under the gazebo or quiet mornings on the patio, this outdoor space is truly something special. Additional highlights include a tankless hot water system, double attached garage, and a family-friendly Northside location near school, parks, and convenience stores. This place is thoughtfully updated, move-in ready, and designed for comfort—this is more than a house, it’s a place to call home. Add to your must see and call your favorite REALTOR® to schedule a viewing.