

## 557 Malahat Green W Lethbridge, Alberta

**MLS # A2260556**



# \$699,900

|                  |                              |               |                  |
|------------------|------------------------------|---------------|------------------|
| <b>Division:</b> | Garry Station                |               |                  |
| <b>Type:</b>     | Residential/House            |               |                  |
| <b>Style:</b>    | 2 Storey                     |               |                  |
| <b>Size:</b>     | 2,052 sq.ft.                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                            | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached       |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                    |               |                  |
| <b>Lot Feat:</b> | Backs on to Park/Green Space |               |                  |

|                    |                                                                                                                                 |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                                                       | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                 | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full, Unfinished                                                                                                                | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                        | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete                                                                                                                 | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s) |                   |      |

**Inclusions:** n/a

The perfect family home is calling your name! The Lillian by Cedar Ridge Homes combines function with elevated finishes that you'll fall in love with. Through the front door you are greeted with a spacious foyer with a closet, and this floors straight in to the mudroom of your dreams. Built in lockers, a walk through pantry, and the half bath tucked nicely away from the main living area. The spacious kitchen has a great size island and stainless steel appliances including a built in wall oven, electric cooktop, and dishwasher. This space is open to the gorgeous living space with gas fireplace and natural light for days. You'll note the deck is already on at the back, just off the large dining room. The second floor boasts 2 great size bedrooms, a 4 piece bathroom, a well designed bonus room, and your primary bedroom with ensuite oasis! This ensuite is stunning... a free standing tub, walk in shower, double vanity, and a water closet. The primary walk in closet is conveniently connected to the laundry room that even has a sink. No excuses to not put your clothes away now! The basement is open for future development with room for 2 more bedrooms, a family room, a bathroom, and storage space too. Located in the highly desirable Garry Station community, this home truly is a must see. It is just a short walk to parks, playgrounds, the YMCA, restaurants, a pharmacy, and the brand new elementary school. Give your REALTOR &reg; a call and come and see all this great home has to offer!