



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**3121 44 Street S**  
**Lethbridge, Alberta**

**MLS # A2279958**



**\$649,900**

<b>Division:</b>	Discovery		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,497 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Gentle Sloping, No Neighbours B		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<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>	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	N/A		

Built by Stranville Living Master Builder, this brand new bi-level walkout home is beautifully positioned backing directly onto a pond in the highly sought-after community of Southbrook. GST is included in the sale price. Southbrook is widely regarded as one of the most convenient new developments in Lethbridge, offering quick access to everyday essentials while still feeling calm and residential. From here, you're minutes to Henderson Lake, Evergreen Golf Centre, and major shopping hubs including Costco and Real Canadian Superstore, with an elementary school comfortably within walking distance. Stepping onto the main level, the vaulted ceilings immediately create a sense of scale that feels both open and dramatic, setting the tone for the rest of the home. The upgraded kitchen is a standout, featuring quartz countertops, soft-close cabinetry, a sleek induction cooktop, built-in oven and microwave, and a fully paneled Fisher & Paykel refrigerator that blends seamlessly into the cabinetry for a clean, modern look. The adjoining dining room is flooded with natural light and opens through sliding glass doors onto a finished deck overlooking the pond, making indoor-outdoor living effortless. The living room carries that same sense of grandeur, highlighted by chalet-style windows that rise upward and perfectly frame the pond beyond, turning the view into a focal point year-round. This level also includes two spacious bedrooms and a well-appointed four-piece bathroom, offering flexibility for family, guests, or a home office setup. The upper level is dedicated entirely to the primary retreat, creating a private space separated from the rest of the home. The primary bedroom enjoys elevated views and flows into a five-piece ensuite complete with dual vanities, a tiled walk-in shower, and a spacious walk-in closet designed for everyday functionality. With its walkout

basement, thoughtful layout, and one of Southbrook's most desirable pond-backed settings, this home delivers a refined balance of comfort, design, and location. This home is virtually staged, and included in the price is a 10 year new home warranty.