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**107 Temple Crescent W
 Lethbridge, Alberta**

MLS # A2286988



\$649,900

Division:	Varsity Village		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,925 sq.ft.	Age:	1983 (43 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Secluded		

Heating:	Boiler, Radiant	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stone, Stucco, Wood Frame	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, French Door, High Ceilings, Kitchen Island, Skylight(s), Vaulted Ceiling(s)		

Inclusions: Cozyla-Wall Calendar, Room Mini AC Units x2

Discover a truly exceptional property offering the perfect blend of privacy, expansive living space, and an unparalleled location. Rarely does a home hit the market where the "invisible" details have been as cared for as the aesthetics. This nearly 3,000 sq ft residence has undergone a comprehensive structural and cosmetic overhaul, including a newer roof truss system, reinforced joists, improved insulation, and a complete electrical update. The heating system has been modernized with a high-efficiency radiant hot water setup featuring individual touchscreen zone controls, complemented by Split/Mini AC units for year-round climate perfection. Step inside the stunning 2-Storey foyer where where bespoke reclaimed fir accents set a tone of rustic elegance and high-end craftsmanship. The main level is designed for both grand entertaining and cozy family life. The massive updated kitchen is a chef's dream, boasting abundant cabinetry, sleek Corian countertops, modern appliances, and a central island. Four newly installed windows are perfectly situated to capture year-round morning sunrises, flooding the space with warm, natural light. The expansive dining room provides ample space for hosting large gatherings, and the adjacent sitting room is a cozy haven with a charming wood-burning fireplace. The true showstopper is the immense TV room, featuring dramatic 12-foot ceilings and oversized windows that flood the space with natural light and offer picturesque views of the park. This versatile room is ideal for a home theater, studio, or a vibrant playroom. Upstairs, the well-designed layout offers three spacious bedrooms, including a master suite with a 3pc ensuite. All bathrooms have been modernized with new fixtures, finishes, and improved ventilation. Outside, the property is secured by an attractive 7-foot stucco perimeter wall, ensuring your over 9,000 sq ft lot

remains a silent sanctuary. For the buyer who demands both architectural beauty and mechanical excellence, this park-backing estate is unparalleled. Schedule your private showing today!