

\$989,900 - 334 Prairie Garden Way S, Lethbridge

MLS® #A2062008

\$989,900

3 Bedroom, 3.00 Bathroom, 2,037 sqft

Residential on 0.34 Acres

Arbour Ridge, Lethbridge, Alberta

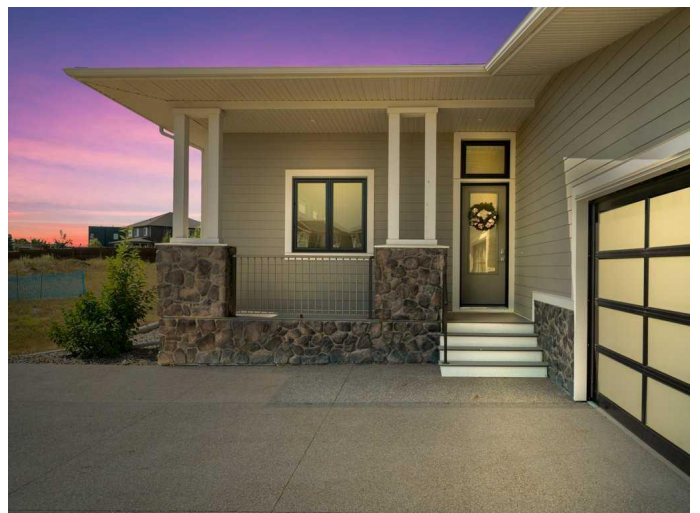
Timeless Elegance Meets Modern Comfort: A Home of Distinction.

Situated on over 1/3 of an acre, this stunning former Show Home in Prestigious Arbour Ridge is a 3-bedroom, 3 bathroom, fully developed Bungalow that stands as a testament to the seamless blend of timeless elegance and modern convenience. From the grandeur of its architecture to the thoughtfully designed interior spaces, this home captures the essence of luxurious living.

Step inside to discover an interior that is as inviting as it is exquisite. The open-concept layout amplifies the sense of space and allows for effortless flow between rooms. High ceilings and oversized windows invite abundant natural light, creating a warm and welcoming atmosphere.

For the culinary enthusiast, the gourmet kitchen is a dream come true with 2 fridges, 2 dishwashers, 2 gas cooktops, Built in Oven, beverage fridge and microwave drawer. The kitchen is adorned with top-of-the-line appliances, custom cabinetry, and a stunning center island. It's a space where culinary creativity knows no bounds, and where family and friends can gather for delightful moments of togetherness.

The bedrooms are a retreat within this luxurious abode. The master suite is an oasis of tranquility, boasting a spacious layout, a cozy sitting area, and a spa-like ensuite bathroom. The attention to detail is evident in every corner, from the elegant fixtures to the



Carefully selected materials. Each additional bedroom offers a unique blend of comfort and style, ensuring that every resident enjoys their own personal haven.

This home is designed for both relaxation and entertainment.

The expansive central courtyard area with two double sided fireplaces Complete with Stone details is perfect for hosting gatherings, while the private home theater promises immersive movie nights and gaming experiences. The outdoor patio is a serene escape, complete with BBQ area that is sheltered from the wind. Enjoy the luxury of laundry lofted in the master bedroom and basement. Basement appliances include wine and beer fridge, dishwasher for your convenience .

The meticulously landscaped front and back yard welcomes you to an architectural masterpiece, perfect for outdoor entertaining and includes a spectacular water feature in the back.

Embrace the opportunity to make this exceptional property your forever home.

FEATURES INCLUDED : all appliances , audio / video equipment, underground sprinklers, custom built drapery, and blinds, finished 4 car garage, room for lots of additional off-street parking.

Built in 2014

Essential Information

MLS® #	A2062008
Price	\$989,900
Sold Price	\$972,500
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	2,037
Acres	0.34
Year Built	2014

Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	334 Prairie Garden Way S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V8

Amenities

Parking Spaces	8
Parking	Drive Through, Parking Pad, Quad or More Attached

Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Bedroom, Double Sided, Gas, Living Room, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Courtyard
Lot Description	Back Yard, Interior Lot, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2023
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Date Sold	March 9th, 2024
Days on Market	217
Zoning	DC
HOA Fees	0.00

Listing Details

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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