

\$580,000 - 761 Marie Van Haarlem Crescent N, Lethbridge

MLS® #A2121250

\$580,000

4 Bedroom, 4.00 Bathroom, 1,800 sqft
Residential on 0.12 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Do you want to Live on the COULEES with breathtaking views in Legacy Ridge? This family home is for you!! Van Arbour Homes built this home in 2017 with amazing windows that stretch across the whole rear living room and dining area with two tone blackout & sheer motorized solar panel blinds. The spacious open floor plan is stunning with natural light flooding in from all sides. The kitchen would be a dream to cook in. There is lots of space to work, a large island, white cabinets with crown moulding straight to the ceiling, granite countertops, stainless steel appliances with a gas range and separate stainless steel hood fan, and an undercount sink. If all the windows aren't enough? There's also pot lights throughout the living room. This living space also features a gas fireplace with white mantle surround. There's a nice back entrance right off the garage with cabinets for extra storage and hooks. Up to the second floor where there are two good size bedrooms, a full bathroom with large vanity, a laundry room, and your primary suite. You'll love all the windows that give the primary a bright airy feel, and then there is the ENSUITE two separate vanity for his and hers, soaker tub, 4' glass shower, water closet, and a great size walk in closet with direct access to the laundry room. No more excuses for not getting those clothes clean! The basement features 9' ceilings, even more great windows, with even



more views out to the coulees. The family room has custom built shelves, and there is also another bedroom and a full 4 piece bathroom as well. We havenâ€™t even got to the outside yet! thereâ€™s a partially covered pressure treated deck with aluminum railing and stairs to grade for easy access to the back yard, and a concrete basketball pad for working on that jump shot!! Youâ€™ll want to spend a lot of time on this deck with these views. Out front there is a large veranda which adds so much curb appeal and is another perfect exterior hang out spot that is protected. The earth tone orange siding with contrasting linen details make this place pop. Gas is already run in the over size double car garage as well. Close to great amenities, schools, walking paths and so much more, this is the home for your family so give your favourite realtor a call and come see for yourself!

Built in 2016

Essential Information

MLS® #	A2121250
Price	\$580,000
Sold Price	\$560,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,800
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	761 Marie Van Haarlem Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H7B7

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Dog Run
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Private, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 10th, 2024
Date Sold	May 1st, 2024
Days on Market	21
Zoning	R-L
HOA Fees	0.00

Listing Details

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