

\$515,000 - 104 Cabot Landing W, Lethbridge

MLS® #A2139172

\$515,000

3 Bedroom, 3.00 Bathroom, 1,662 sqft

Residential on 0.10 Acres

Garry Station, Lethbridge, Alberta

Welcome to your dream home in the heart of Cabot Landing! This stunning residence is perfectly situated directly across from the community playground in Central Park, offering unparalleled convenience and picturesque views.

As you step inside, you'll be greeted by an inviting foyer bathed in natural light from a large window, setting a warm and welcoming tone. There's ample space for a bench and entry table, combining both style and practicality.

The open-concept design becomes evident as you move from the foyer to the main living area, highlighted by a custom-glass railing that seamlessly connects the main floor to the second floor. The heart of this home is of course, the kitchen, featuring a large quartz island, abundant counter space, and a corner pantry with glass door. The bulkhead with extra-tall cabinets adds a touch of custom elegance. Natural light floods the living space through numerous windows, including an 8-foot patio door with a transom, and a large side window overlooking the adjacent park.



The main floor boasts 9-foot ceilings and laminate flooring throughout. The living room is a showstopper with its custom tile wall that extends to the ceiling, perfectly framing the electric fireplace.

Heading upstairs, the custom glass railing and large stairwell window illuminate the spacious bonus room at the top of the stairs. What I love about this room is that they also did an additional deck off of it where you can sit and enjoy coffee and watch all the kids play across the street on the playground. This versatile area separates the primary bedroom from the additional bedrooms, providing privacy and functionality. The primary bedroom, located above the garage, features N extra wide windows for this plan overlooking the boulevard, a walk-in closet with a charming barn door, and an en suite that includes a 5-foot shower and a large vanity with a built-in tower in the middle.

Convenience is key with a laundry closet equipped with a stacking washer and dryer situated right off the bonus room, eliminating the need to trek to the basement.

The spare bedrooms are positioned at the back of the home, complete with a four-piece bathroom and an additional linen closet.

Outside, the back deck has been expanded to span the entire width of the home, featuring an aluminum railing and an extended section that seamlessly connects to the stone patio below.

A dog run with an aluminum gate on the west side of the home ensures your furry friends have a safe and secure space.

This home is ideal for families, with its prime location just a short drive from the grocery store and other amenities and again, right across from the PARK! Don't miss the opportunity to tour this exceptional property. Call your favorite realtor today and schedule a viewing of this beautiful home!

Built in 2018

Essential Information

MLS® #	A2139172
Price	\$515,000
Sold Price	\$510,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,662
Acres	0.10
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	104 Cabot Landing W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5H1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 1st, 2024
Days on Market	20
Zoning	R-CL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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