

\$674,900 - 67 Montrose Way W, Lethbridge

MLS® #A2139287

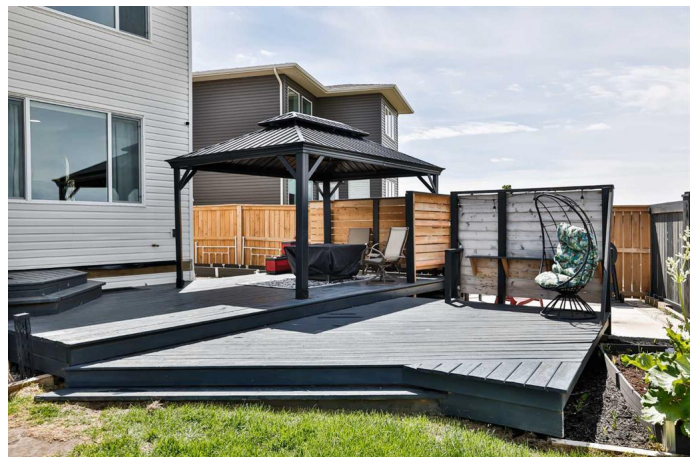
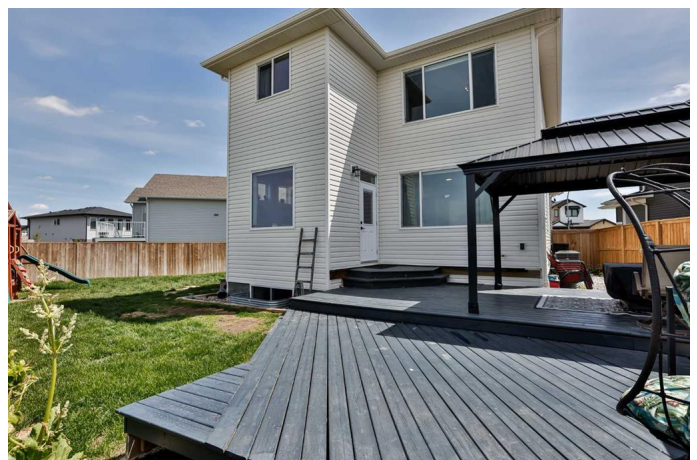
\$674,900

5 Bedroom, 4.00 Bathroom, 2,051 sqft

Residential on 0.16 Acres

Garry Station, Lethbridge, Alberta

This is the exceptional family home you've been waiting for! It's not a regular family home...it is elevated with all the extras! Think fully finished, 5 bedrooms, triple car garage, custom built in basement bar, massive yard, and so much more. Through the front door is a spacious front entrance with large closet, and a built in desk area. The mudroom is conveniently located right in from the garage, and so is the large walk through pantry. You'll love the kitchen with it's modern finishes, island, built in wall oven, gas cooktop, quartz countertops, and stainless steel appliances. The living room has a beautiful electric fireplace with tire surround, with windows all around, flooding the whole main floor with the best natural light. The dining room is a great size, and has even more windows on every side. Up to the second floor there is lovely wrought iron railing, that flows in to your large bonus room, with an incredible view! With no neighbours behind, this is the perfect place to cozy up and enjoy the sunset. Two great size rooms with a full bathroom in the middle, and an actual laundry ROOM with linen closet are up here as well. The primary bedroom is a fantastic size, and features a walk in closet, and a gorgeous ensuite with custom tile shower with bench, double vanity, and a soaker tub too! The basement was recently completed with two more bedrooms, a family room, a full bathroom with another custom tile shower, and a stunning, one of a kind wet bar. We haven't even got to the outside yet... The



backyard is HUGE, and once again, no neighbours behind! There is a sprawling deck with gazebo, an area for the bbq (gas line too), garden boxes, a new shed, and a hot tub placed in a nice private area of the yard, blocked from the wind. The triple car garage has gas run to it for a heater, and a man door with access to the backyard. This home is located on a super quiet street with no through traffic, and is just a few minutes walk to the park and playground. The new elementary school is under construction, set to open in 2025, and will be just a few minutes walk away as well. Located close to ALL amenities like groceries, pharmacies, restaurants, churches, the hardware store, and so much more, you really NEED to see this one to appreciate all the wonderful details. Give your Realtor a call and get in here!

Built in 2019

Essential Information

MLS® #	A2139287
Price	\$674,900
Sold Price	\$667,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,051
Acres	0.16
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	67 Montrose Way W
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Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5T1

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo, No Neighbours Behind, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 10th, 2024
Date Sold	July 20th, 2024
Days on Market	40
Zoning	R-SL
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX REAL ESTATE - LETHBRIDGE
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