

\$835,000 - 1055 Caledonia Place W, Lethbridge

MLS® #A2139487

\$835,000

4 Bedroom, 3.00 Bathroom, 1,771 sqft

Residential on 0.14 Acres

The Crossings, Lethbridge, Alberta

Welcome to your dream home at Caledonia Place West, nestled in the serene and exclusive cul-de-sac of the Crossings in West Lethbridge. This former showhome boasts over 2800 square feet of luxurious living space, featuring four bedrooms and two and a half bathrooms, and is adorned with every upgrade imaginable.

As you approach this stunning property, you'll be captivated by the beautifully maintained exterior, featuring hardy board siding and exquisite landscaping throughout. Stepping inside, you're greeted by a grand foyer showcasing matte back railings on the stairs, which lead up to the private primary bedroom on the second level.

The main living and dining area exudes a sense of grandeur with vaulted ceilings and exposed beams, creating an airy and spacious atmosphere. This area is bathed in natural light from the expansive windows, while floor to ceiling stone, gas fireplace serves as the focal point, adding warmth and elegance.

The state-of-the-art kitchen is a chef's delight, featuring three skylights that flood the space with light, a large island with a sleek gas cooktop, and modern fixtures. From the kitchen, step out onto your private deck and backyard, complete with a natural gas hookup for a BBQ and a custom brickwork path leading to a cozy outdoor firepit, perfect for



entertaining.

The main level also includes access to the attached garage, complete with epoxy flooring, a guest bedroom, and an upgraded two-piece bathroom.

The second level is dedicated to the primary retreat, offering a sanctuary of privacy and luxury. Here, you'll find vaulted ceilings, a two-way matte black stucco fireplace that enhances both the bedroom and the opulent ensuite. The ensuite is a spa-like haven with a fully tiled shower featuring glass doors and dual shower heads, dual vanities with recessed lighting, a discreet water closet, and a spacious walk-in closet with ensuite laundry.

The fully developed basement extends the living space with a large living room, featuring independent fireplace sconces and an upgraded wet bar. This level also includes two additional bedrooms, a four-piece bathroom, a second laundry room, and a generous storage/utility room.

Experience the pinnacle of luxury living at Caledonia Place West, where every detail has been meticulously crafted for your comfort and pleasure. Welcome home.

Built in 2020

Essential Information

MLS® #	A2139487
Price	\$835,000
Sold Price	\$825,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,771

Acres	0.14
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1055 Caledonia Place W
Subdivision	The Crossings
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5W1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Beamed Ceilings, Built-in Features, Chandelier, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Gas Cooktop, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Cul-De-Sac, Landscaped, Level
Roof	Asphalt Shingle
Construction	Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed June 9th, 2024
Date Sold June 28th, 2024
Days on Market 18
Zoning R-CL
HOA Fees 0.00

Listing Details

Listing Office REAL BROKER

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