

\$499,900 - 136 Cabot Landing W, Lethbridge

MLS® #A2146693

\$499,900

4 Bedroom, 4.00 Bathroom, 1,570 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Nestled within the charming community of Garry Station, this impeccably designed 1570 square foot two-story home offers a blend of modern convenience and luxurious comfort. Step into a residence where every detail has been carefully considered to enhance daily living. Upon entering, you are greeted by a recently updated kitchen equipped with new lighting and appliances, including a double electric oven, and dishwasher. (Plumbed for gas stove) This kitchen is not only functional but also stylish, catering to both culinary enthusiasts and those who appreciate contemporary design. The upper floor features an oversized primary suite complete with a lavish 5-piece ensuite bathroom, providing a private oasis within the home. Additionally, there are 2 well-appointed bedrooms, offering ample space for family members or guests. For added flexibility, the finished basement is perfect for entertainment or additional living space with a 4th bedroom and 4 piece bathroom. A standout feature of this property is the heated garage, enhanced by a \$3000 lighting package for that car enthusiast. A water softener and filtered water tap provide premium water quality throughout the home, complemented by a new water heater for efficient energy use. Outdoor amenities include a practical 16x10 shed with alley access and a roll door, designed specifically for motorcycle parking or extra storage needs. A covered patio extends the living space outdoors, ideal for enjoying al



fresco dining or a covered play area to protect the littles ones from the sun. Located in the sought-after Garry Station neighborhood, this home not only offers luxurious living spaces but also convenience to amenities and a sense of community. The new elementary school is set to open in September 2025! If you're looking for a place to call home this property promises a lifestyle of comfort and sophistication. Schedule a showing with your favorite agent today to experience firsthand the charm and functionality this home has to offer.

Built in 2016

Essential Information

MLS® #	A2146693
Price	\$499,900
Sold Price	\$499,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,570
Acres	0.09
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	136 Cabot Landing W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5P3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Golf Cart Garage

Interior

Interior Features	Central Vacuum, Double Vanity, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Track Lighting, Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Humidifier, Range Hood, Washer/Dryer Stacked, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Storage
Lot Description	Back Lane, Back Yard, Gazebo, Landscaped, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 4th, 2024
Date Sold	July 19th, 2024
Days on Market	15
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office	CUSTOM REAL ESTATE SOLUTIONS LTD
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