

\$474,900 - 794 Marie Van Haarlem Crescent N, Lethbridge

MLS® #A2186779

\$474,900

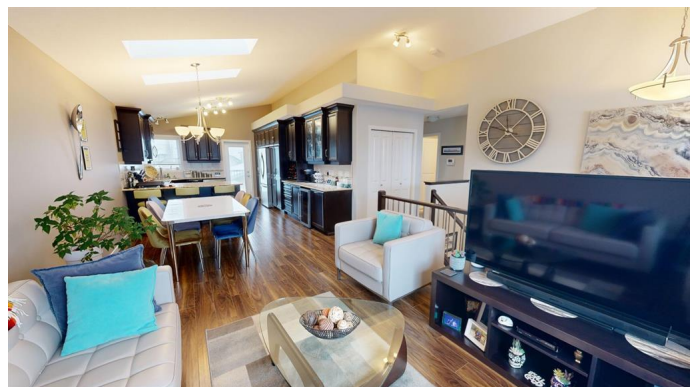
3 Bedroom, 3.00 Bathroom, 949 sqft
Residential on 0.10 Acres

Legacy Ridge / Hardieville, Lethbridge, Alberta

Discover unparalleled luxury and thoughtful design in this custom-built, one-owner home offering 3 bedrooms, 3 full bathrooms, and a versatile flex space ready to be converted into a fourth bedroom. Every inch of this home exudes craftsmanship, from the granite countertops and custom beech cabinetry in the kitchen and bathrooms to the high-end finishes throughout. The chef's kitchen is a showstopper, featuring solid wood soft-close drawers and doors, pullout pantry shelves, a spice rack, an appliance cabinet, and a recycling station. The coffee/beverage station with a built-in wine rack and granite counter is perfect for entertaining, enhanced by LED under-cabinet and above-cabinet lighting for ambiance. The dining room's skylights flood the space with natural light, creating an inviting and elegant atmosphere.

The primary suite offers a private retreat with a heated tile floor in the ensuite, a custom walk-in shower with body spray jets, and abundant cabinet space for storage. The bright, open basement features luxury vinyl plank flooring, a modern gas fireplace with built-in cabinetry, and a dry bar for cozy gatherings.

Step outside to your private oasis—an outdoor kitchen with concrete countertops and gas hookups for a BBQ and fire table make



hosting a dream. The cable lighting system adds charm to the outdoor living area, while the underground sprinklers in both the front and back, including the flower beds and hanging baskets, make maintenance a breeze. Relax year-round in the hot tub, protected by a custom glass surround.

The spacious 25' x 26' garage is fully insulated and includes a gas line, providing a versatile space for storage or projects. Other notable upgrades include a Duradek-covered upper deck off the kitchen, an Ecobee smart thermostat with humidity control, a furnace humidifier, and custom blinds on all windows.

This custom-built, one-owner home features extensive upgrades and exceptional features. A perfect fit for buyers seeking a high-quality, turnkey property with outstanding attention to detail. Don't miss your chance to own this one-of-a-kind property. Call your favourite REALTOR®

Built in 2012

Essential Information

MLS® #	A2186779
Price	\$474,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	949
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	794 Marie Van Haarlem Crescent N
Subdivision	Legacy Ridge / Hardieville
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 7A9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Granite Counters, No Smoking Home, Walk-In Closet(s), Ceiling Fan(s), No Animal Home, Skylight(s), Vaulted Ceiling(s), Wet Bar, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Bar Fridge
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Barbecue, BBQ gas line, Lighting, Private Yard, Fire Pit, Gas Grill, Outdoor Grill, Outdoor Kitchen
Lot Description	Back Lane, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	January 10th, 2025
Date Sold	March 4th, 2025
Days on Market	53
Zoning	R-L
HOA Fees	0.00

Listing Details

Listing Office Lethbridge Real Estate.com

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