

# \$1,200,000 - 500 Arbourwood Terrace S, Lethbridge

MLS® #A2201077

**\$1,200,000**

6 Bedroom, 4.00 Bathroom, 2,628 sqft

Residential on 0.33 Acres

Arbour Ridge, Lethbridge, Alberta

A custom, thoughtful and luxurious home in Prairie Arbour! This unique 2 storey is elegant, fully finished and hosts a DREAM backyard! There's plentiful parking on the extended driveway and a triple car garage, perfect for those who need that extra space or want a home shop. The main floor offers a wrap-around floor plan that is functional and hosts plentiful custom built-ins for optimal storage space! Upon entry, there's a private office space, powder room before you're greeted by the living, dining and kitchen space. Coffered ceilings, an inviting gas fireplace, plentiful natural light with south-facing windows and a high end kitchen with gorgeous granite counter tops, gas stove, walk-through pantry and even a bonus coffee bar! Rounding out the main floor is a mudroom with custom lockers, ideal for helping kiddos stay organized! The upper floor is a haven of 4 bedrooms, cozy bonus room with gas fireplace and laundry room with sink! Entering the primary suite is like stepping into your own private oasis. A calming bedroom, with hallway to a huge walk-in closet and 5 piece ensuite that offers a bonus getting ready counter and storage (who can have enough of that?!). There are 3 additional well sized bedrooms upstairs that share a 5 piece bathroom (including a smartly laid out plan with separate sink from tub/toilet/sink) making it a breeze for all the kids to get ready during busy mornings! The basement has a flex family room, 2 more bedrooms and a 4 piece bathroom. There is



plentiful storage space, currently partially being used as a home gym and with features like underground sprinklers, AC and garage heaters there is a lot to enjoy about extras. The backyard is the true star of the show - sitting on a third of an acre, there is SPACE! Backing onto the park and a beautifully landscaped yard there are multiple patios, a covered deck, playset area, firepit area and a lot to love come the summer!

Built in 2014

### **Essential Information**

MLS® #	A2201077
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,628
Acres	0.33
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	500 Arbourwood Terrace S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W3

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached

# of Garages 3

## Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Brick Facing, Family Room, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Courtyard, Fire Pit, Garden, Playground

Lot Description Back Lane, Backs on to Park/Green Space, City Lot, Landscaped, Views

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

## Additional Information

Date Listed March 12th, 2025

Days on Market 63

Zoning DC

## Listing Details

Listing Office Grassroots Realty Group

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