# \$1,495,000 - 247 N 2 Street E, Magrath

MLS® #A2201725

# \$1,495,000

6 Bedroom, 5.00 Bathroom, 3,422 sqft Residential on 0.92 Acres

NONE, Magrath, Alberta

This exceptional luxury home in Magrath, Alberta, is a rare find! Just 20 minutes from Lethbridge, it sits on just under an acre of beautifully landscaped lot with underground sprinklers. The exterior features copper awnings, a mix of brick and hardy board siding, and gemstone lighting. Inside, the open-concept main floor includes a spacious kitchen, living, and dining area with soaring ceilings. A secret office behind a bookshelf door leads to a loft via another hidden door and ladder. The stunning primary bedroom has an oversized walk-in closet and a 6 piece ensuite with double vanities, a heated bidet, a luxurious tub, and a large shower, along with a private washer and dryer. The gourmet kitchen is a chef's dream with a large island, gas stove, convection oven, double wall oven, dishwasher, a huge fridge/freezer, and a microwave. The kitchen also includes an extra sink with an instant hot water tap, as well as a pop station with an ice machine. Attached to the kitchen is a butler's pantry that offers an extra fridge, dishwasher, and ample storage space. The custom boot room and a 28' x 48.5' triple-heated garage offer in-floor heating, loft storage, roughed in electric car hookup, and wash stations. Upstairs, there are four bedrooms, two 5 piece bathrooms, and two sets of laundry facilities. The basement has a sixth bedroom, another living area, a workout room with its own water fountain, and a state-of-the-art golf simulator room with a retractable movie screen. The highlight is the







nearly 2,000 sqft. indoor humidity controlled saltwater pool. The pool features a hot tub, waterfall, rope swing, basketball hoops, and water slide. The pool room also has its own laundry, bath, shower, and a garage door that opens to the backyard for an indoor-outdoor experience. Outside, the 0.91-acre lot features a cement pad, turf area, inground trampoline, and a large deck with dual natural gas hookups for BBQs. Built in 2023, this home offers unparalleled luxury in a family-friendly town. Don't miss out!

#### Built in 2023

### **Essential Information**

MLS® # A2201725 Price \$1,495,000

Bedrooms 6
Bathrooms 5.00
Full Baths 4
Half Baths 1

Square Footage 3,422
Acres 0.92
Year Built 2023

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 247 N 2 Street E

Subdivision NONE
City Magrath

County Cardston County

Province Alberta
Postal Code T0K 1J0

#### **Amenities**

Utilities Electricity Connected

Parking Spaces 10

Parking Asphalt, Driveway, Garage Door Opener, Heated Garage, Insulated,

Oversized, Triple Garage Attached

# of Garages 3

#### Interior

Interior Features Beamed Ceilings, Bidet, Bookcases, Built-in Features, Chandelier,

Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recreation Facilities, Recessed Lighting, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s),

Walk-In Closet(s)

Appliances Central Air Conditioner, Convection Oven, Dishwasher, Double Oven,

Freezer, Gas Stove, Instant Hot Water, Microwave, Refrigerator,

Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked

Heating Boiler, Forced Air, Fireplace(s), Natural Gas, Zoned

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Living Room, Wood Burning

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Awning(s), BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, Front Yard, Lawn, Landscaped, No Neighbours

Behind, Standard Shaped Lot

Roof Asphalt Shingle

Construction Brick, Composite Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 20th, 2025

Days on Market 213 Zoning R3

## **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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