# \$789,000 - 411 Fairmont Boulevard S, Lethbridge

MLS® #A2186168

## \$789,000

5 Bedroom, 4.00 Bathroom, 2,102 sqft Residential on 0.13 Acres

Fairmont, Lethbridge, Alberta

Stunning Custom-Built Home with Luxurious Features

Welcome to your dream home! This exquisite custom-built property combines elegance, modern design, and top-tier craftsmanship to create a space that's truly one of a kind. From the moment you step inside, you'll be captivated by the attention to detail and luxurious amenities that make this house a true gem.

## Key Features:

Heated Bathroom Floors: Enjoy the ultimate comfort in every bathroom with heated floors, ensuring a warm start to your day even on the chilliest mornings.

Stone Fireplace: The centerpiece of the living room, this stunning stone fireplace adds a cozy yet sophisticated touch, perfect for relaxing evenings with family and friends.

Gourmet Kitchen: The heart of the home boasts a massive quartz kitchen island that's as functional as it is beautiful. Whether you're preparing a feast or gathering with loved ones, this kitchen is designed to impress.

Hidden Butler's Pantry: A discreet yet highly practical feature, the hidden pantry includes an additional sink and ample storage space to





keep your kitchen organized and clutter-free.

Natural Light Galore: Expansive windows and thoughtfully placed skylights fill the home with natural light, creating an inviting and airy atmosphere throughout.

Spa-Like Master Suite: Retreat to the luxurious master bathroom, complete with a very large soaking tub and a dual-head shower that offers a spa-like experience in the comfort of your own home.

Entertainer's Wet Bar: Perfect for hosting gatherings, the wet bar adds a touch of convenience and sophistication to your entertaining space.

And So Much More! This home is packed with additional features that enhance both its functionality and aesthetic appeal, including:

High-end finishes throughout.

An open-concept layout that seamlessly blends living spaces.

Energy-efficient appliances and smart home integrations.

A spacious backyard ready for outdoor living and entertaining.

Nestled in a sought-after neighborhood, this home offers a perfect balance of privacy and convenience. Close to top-rated schools, parks, shopping, and dining, you'II love everything about this location.

Don't miss the opportunity to own this one-of-a-kind custom home that has it all. Contact your Favourite REALTOR® today to schedule a private showing and experience the magic for yourself!

### **Essential Information**

MLS® # A2186168 Price \$789,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3
Half Baths 1

Square Footage 2,102
Acres 0.13
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 411 Fairmont Boulevard S

Subdivision Fairmont
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K7J4

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Chandelier, Kitchen Island, No Smoking Home, Open Floorplan, Pantry,

Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Vaulted

Ceiling(s), Walk-In Closet(s), Central Vacuum, Wet Bar

Appliances Central Air Conditioner, Dishwasher, Gas Cooktop, Range Hood,

Refrigerator, Window Coverings, Double Oven, Freezer, Garburator

Heating Forced Air Cooling Central Air

Fireplace Yes



# of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard, BBQ gas line, Storage

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Dog Run Fenced

In

Roof Asphalt Shingle
Construction Composite Siding
Foundation Poured Concrete

## **Additional Information**

Date Listed January 8th, 2025

Days on Market 101 Zoning R-L

## **Listing Details**

Listing Office SUTTON GROUP - LETHBRIDGE

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