\$1,560,000 - 247 N 2 Street E, Magrath

MLS® #A2201725

\$1,560,000

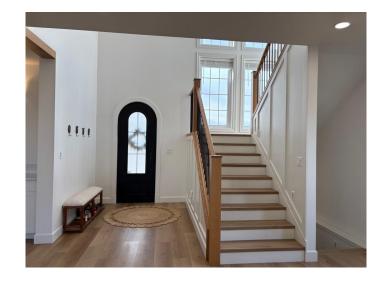
6 Bedroom, 5.00 Bathroom, 3,422 sqft Residential on 0.92 Acres

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 \$1,560,000

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 Driveway, Garage Door Opener, Heated Garage, Insulated, Triple

Garage Attached, Asphalt, Oversized

of Garages 3

Interior

Interior Features Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity,

High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bidet, Bookcases, Chandelier, Crown Molding,

Skylight(s), Sump Pump(s)

Appliances Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Instant Hot

Water, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer,

Washer/Dryer Stacked, Convection Oven, Double Oven

Heating Boiler, Fireplace(s), Forced Air, 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 BBQ gas line, Private Yard, Awning(s)

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, 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 37
Zoning R3

Listing Details

Listing Office SUTTON GROUP - LETHBRIDGE

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