

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

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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.

Entertainerâ€™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, youâ€™ll love everything about this location.

Donâ€™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!

Built in 2021

## 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

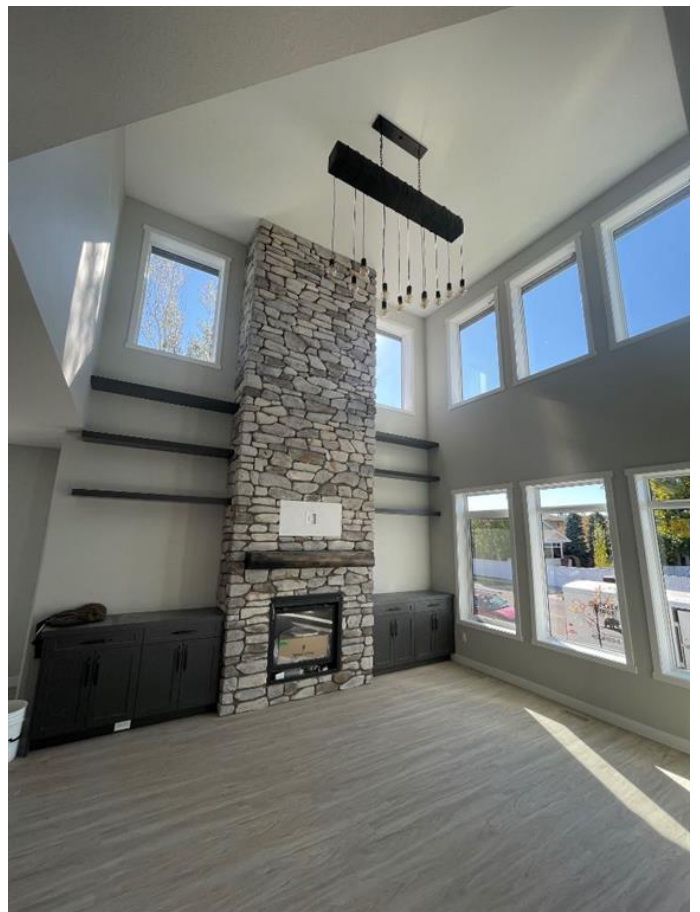
Address	411 Fairmont Boulevard S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K7J4

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

## Interior

Interior Features	Central Vacuum, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Wet Bar, Chandelier, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Gas Cooktop, Range Hood, Refrigerator, Central Air Conditioner, Double Oven, Freezer, Garburator, Window Coverings
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, Front Yard, Landscaped, Lawn, Corner Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 8th, 2025
Days on Market	110
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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