

# \$659,999 - 208 Mt Sunburst Place W, Lethbridge

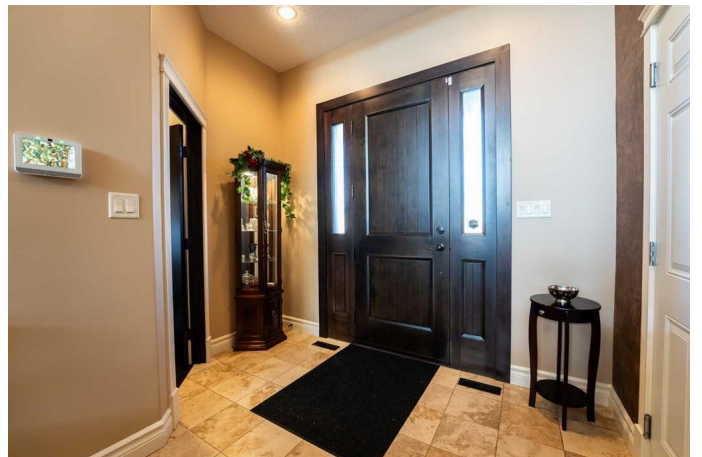
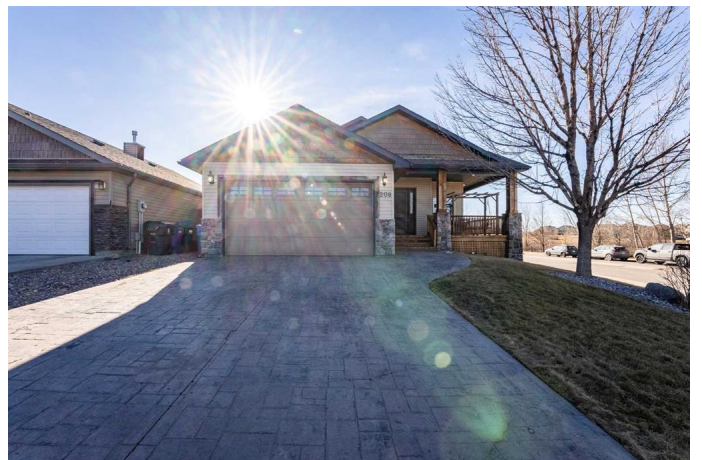
MLS® #A2197054

**\$659,999**

4 Bedroom, 3.00 Bathroom, 1,354 sqft  
Residential on 0.17 Acres

Sunridge, Lethbridge, Alberta

Step into luxury with this stunning 4-bedroom, 3-bath executive home, thoughtfully designed to offer the finest in craftsmanship and comfort. Every inch of this former show-home is a testament to custom quality, from the solid maple front door to the meticulously crafted details throughout. As you enter, youâ€™re greeted by a spacious entryway that sets the tone for the rest of the home. A luxurious, custom-built office is located just off the entry, with exquisite woodworking that exudes sophistication and warmth. A separate exterior door opens the office space up to a wide range of professional possibilities. The open-concept main floor is perfect for both family living and entertaining. The massive kitchen, dining, and living spaces are bathed in natural light, thanks to a full wall of windows that illuminate the entire area. Rich hardwood floors, granite countertops, and brand-new appliances make this chef's kitchen a dream. The primary bedroom is a serene retreat, offering ample closet space and a spa-like ensuite featuring a jetted tub surrounded by beautiful travertine tile. Two additional bedrooms, a full bathroom, and main floor laundry add convenience and comfort to this level. The fully finished walkout basement is a showstopper. A large wet bar, gas fireplace, and stained concrete floors with in-floor hydronic heating provide the ultimate in comfort and relaxation. Two more spacious bedrooms and another full bathroom complete this level, making it perfect for guests or



extended family. Outside, the beautifully landscaped yard features a wrap-around deck, a revitalized rock garden, and freshly pruned trees. Enjoy serene park views from the newly resurfaced deck, creating an outdoor oasis for relaxation and entertainment. Notable updates include custom Hunter Douglas window coverings on the main level, heavy duty wood blinds on the lower level, a new boiler system, high quality furnace, AC unit, as well as brand new Duradek on the back deck. Every corner of this home showcases superior quality and attention to detail, making it truly one-of-a-kind. Come experience the unparalleled luxury of this executive home!

Built in 2006

### **Essential Information**

MLS® #	A2197054
Price	\$659,999
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,354
Acres	0.17
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Active

### **Community Information**

Address	208 Mt Sunburst Place W
Subdivision	Sunridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 2S3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Bar, Granite Counters, Jetted Tub, Natural Woodwork, Pantry, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Boiler, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	35
Zoning	R-L

### **Listing Details**

Listing Office	eXp Realty of Canada
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