

# \$949,900 - 24 Fairmont Point S, Lethbridge

MLS® #A2139710

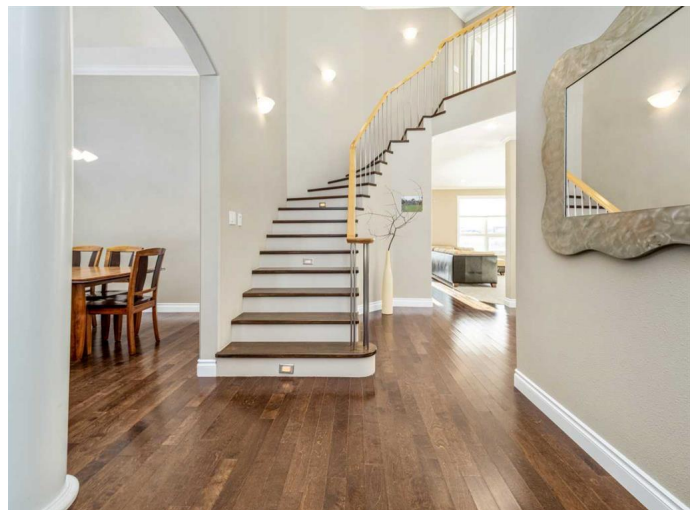
**\$949,900**

4 Bedroom, 4.00 Bathroom, 2,357 sqft

Residential on 0.21 Acres

Fairmont, Lethbridge, Alberta

Welcome to a once-in-a-lifetime opportunity to own a breathtaking custom-built residence nestled on the shores of Fairmont Lake. This grand two-storey estate redefines luxury living, boasting unparalleled craftsmanship, opulent features, and panoramic views that will leave you in awe. Indulge in the epitome of elegance with this fully developed walk-out basement masterpiece. Every detail has been meticulously curated to create a residence that stands as a testament to architectural brilliance. Immerse yourself in a world of cinematic delight within the 7-seat theatre room, or unwind by one of the three gas fireplaces that grace this home with warmth and sophistication. A dining and recreation area provides the perfect backdrop for lavish gatherings. The heart of this residence is undoubtedly the gourmet kitchen, featuring granite and Corian countertops, built-in appliances, and a captivating view of Fairmont Lake. It's an entertainer's dream, combining functionality with breathtaking aesthetics. Escape to the four bedrooms on the upper level, each designed for comfort and style. With 3 1/2 bathrooms, this home offers an unmatched level of convenience and sophistication. Step onto the rear elevated deck, where a hot tub awaits, promising moments of relaxation with an enchanting view of the lake. Below, a patio expands the outdoor living space, creating an atmosphere of tranquility and luxury. A three-car garage completes this residence, providing ample



space for your vehicles and additional storage, reflecting a commitment to both form and function. Envision a lifestyle where luxury knows no bounds, where every detail has been considered and executed with precision. This Fairmont Lake residence is not just a home; it's a statement of prestige and exclusivity. Seize the opportunity to own a piece of architectural magnificence that will stand the test of time. Call your favorite Realtor® today to schedule your private viewing today and experience the epitome of luxury living.

Built in 2000

**Essential Information**

MLS® #	A2139710
Price	\$949,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,357
Acres	0.21
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	24 Fairmont Point S
Subdivision	Fairmont
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7N6

**Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

## Interior

Interior Features	Built-in Features, Central Vacuum, Granite Counters, Vinyl Windows, Kitchen Island, No Smoking Home, Natural Woodwork, Open Floorplan, Storage, Tray Ceiling(s), Wired for Sound, Walk-In Closet(s)
Appliances	Central Air Conditioner, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Fireplace(s), Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Cul-De-Sac, Lake, Lawn, No Neighbours Behind, See Remarks, Underground Sprinklers
Roof	Cedar Shake
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2024
Days on Market	371
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.