

\$1,200,000 - 500 Arbourwood Terrace S, Lethbridge

MLS® #A2201077

\$1,200,000

6 Bedroom, 4.00 Bathroom, 2,628 sqft

Residential on 0.33 Acres

Arbour Ridge, Lethbridge, Alberta

A custom, thoughtful and luxurious home in Prairie Arbour! This unique 2 storey is elegant, fully finished and hosts a DREAM backyard! There's plentiful parking on the extended driveway and a triple car garage, perfect for those who need that extra space or want a home shop. The main floor offers a wrap-around floor plan that is functional and hosts plentiful custom built-ins for optimal storage space! Upon entry, there's a private office space, powder room before you're greeted by the living, dining and kitchen space. Coffered ceilings, an inviting gas fireplace, plentiful natural light with south-facing windows and a high end kitchen with gorgeous granite counter tops, gas stove, walk-through pantry and even a bonus coffee bar! Rounding out the main floor is a mudroom with custom lockers, ideal for helping kiddos stay organized! The upper floor is a haven of 4 bedrooms, cozy bonus room with gas fireplace and laundry room with sink! Entering the primary suite is like stepping into your own private oasis. A calming bedroom, with hallway to a huge walk-in closet and 5 piece ensuite that offers a bonus getting ready counter and storage (who can have enough of that?!). There are 3 additional well sized bedrooms upstairs that share a 5 piece bathroom (including a smartly laid out plan with separate sink from tub/toilet/sink) making it a breeze for all the kids to get ready during busy mornings! The basement has a flex family room, 2 more bedrooms and a 4 piece bathroom. There is



plentiful storage space, currently partially being used as a home gym and with features like underground sprinklers, AC and garage heaters there is a lot to enjoy about extras. The backyard is the true star of the show - sitting on a third of an acre, there is SPACE! Backing onto the park and a beautifully landscaped yard there are multiple patios, a covered deck, playset area, firepit area and a lot to love come the summer!

Built in 2014

Essential Information

MLS® #	A2201077
Price	\$1,200,000
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,628
Acres	0.33
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	500 Arbourwood Terrace S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5W3

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

of Garages 3

Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Brick Facing, Family Room, Gas, Living Room, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Courtyard, Fire Pit, Garden, Playground

Lot Description Back Lane, Backs on to Park/Green Space, City Lot, Landscaped, Views

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2025

Days on Market 58

Zoning DC

Listing Details

Listing Office Grassroots Realty Group

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.