

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

MLS® #A2139710

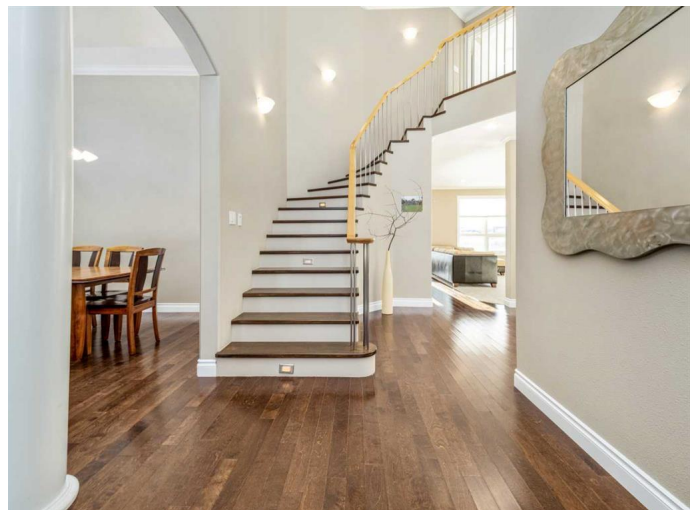
\$949,900

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, Natural Gas, Fireplace(s) |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 3 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

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

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 10th, 2024 |
| Days on Market | 314 |
| Zoning | R-L |

Listing Details

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

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