

# \$1,475,000 - 34 Sandstone Way S, Lethbridge

MLS® #A2231374

**\$1,475,000**

4 Bedroom, 4.00 Bathroom, 1,995 sqft

Residential on 0.49 Acres

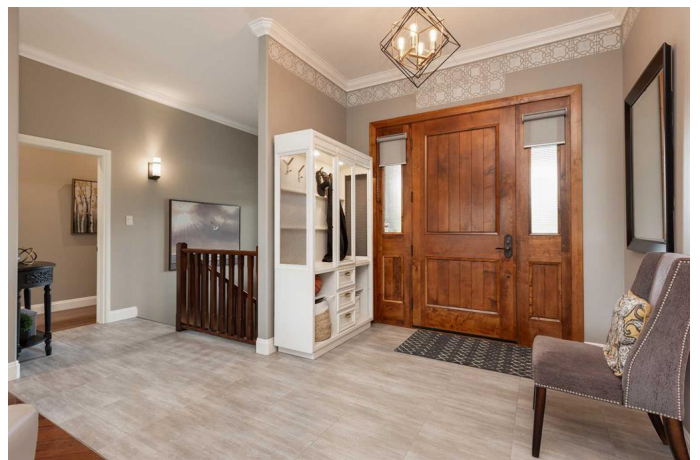
Southridge, Lethbridge, Alberta

Welcome to this stunning executive bungalow located in the highly sought-after Southridge subdivision. This meticulously maintained home boasts an impressive array of features that cater to luxury living. Five spacious bedrooms and four well-appointed bathrooms, providing plenty of room for family and guests. Expansive 10-foot ceilings on the main floor, enhancing the open and airy feel of the living space. Elegant crown molding throughout, adding a sophisticated touch. Updated functional kitchen with granite and quartz countertops, perfect for culinary enthusiasts. Hardwood flooring throughout the main level for a warm and inviting ambiance.

The fully finished walkout basement features 9-foot ceilings, creating a comfortable and spacious environment. A second master suite with an en-suite bathroom, ideal for guests or extended family. Additional family room with a wet bar, perfect for entertaining. Impressive garage with 13.5-foot ceilings, 8' extruded aluminum doors, built-in cabinets, and an epoxy floor, providing ample storage and workspace.

Oversized parking area that can accommodate at least 10 vehicles, ensuring plenty of space for family and friends. Fully fenced yard with an impressive concrete block fence for privacy and security.

Beautifully landscaped yard with the inground pool, surrounded by mature large evergreen trees, creating a park-like setting. More features of this home are custom drapery living



room, primary bedroom and dining room with custom blinds through out. In ceilings speakers 4 zones, 2 furnaces ( main replaced 2024), central air, gemstone exterior lighting, underground sprinklers, glass garage doors, epoxy flooring in garage, epoxy lower deck, new pool liner and pool cover.

This property combines luxury and functionality, making it the perfect home for those who appreciate quality and style. Don't miss your chance to own this exceptional bungalow in Southridge!

Built in 2004

**Essential Information**

MLS® #	A2231374
Price	\$1,475,000
Bedrooms	4
Bathrooms	4.00
Full Baths	4
Square Footage	1,995
Acres	0.49
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	34 Sandstone Way S
Subdivision	Southridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 7X8

**Amenities**

Parking Spaces	8
Parking	Triple Garage Attached

# of Garages 3

## Interior

Interior Features Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Range, Induction Cooktop, Microwave, Refrigerator, Window Coverings, Instant Hot Water

Heating Natural Gas, Mid Efficiency

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full, Walk-Up To Grade

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Landscaped, Many Trees, Underground Sprinklers

Roof Asphalt

Construction Stone, Stucco

Foundation Poured Concrete

## Additional Information

Date Listed June 16th, 2025

Zoning DC

## Listing Details

Listing Office Lethbridge Real Estate.com

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.