

# \$549,900 - 120 Cabot Landing W, Lethbridge

MLS® #A2232023

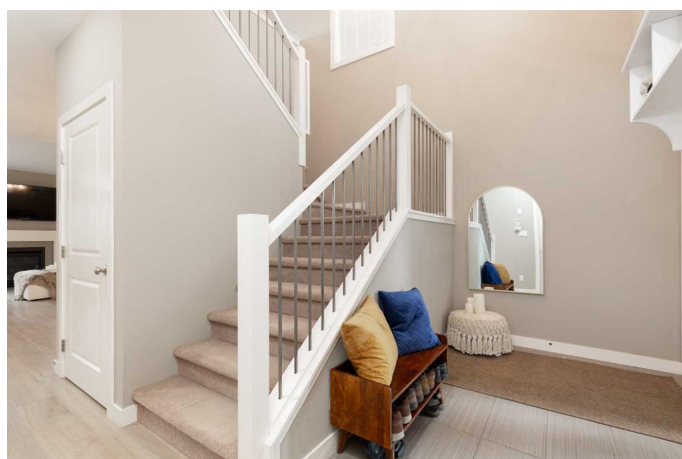
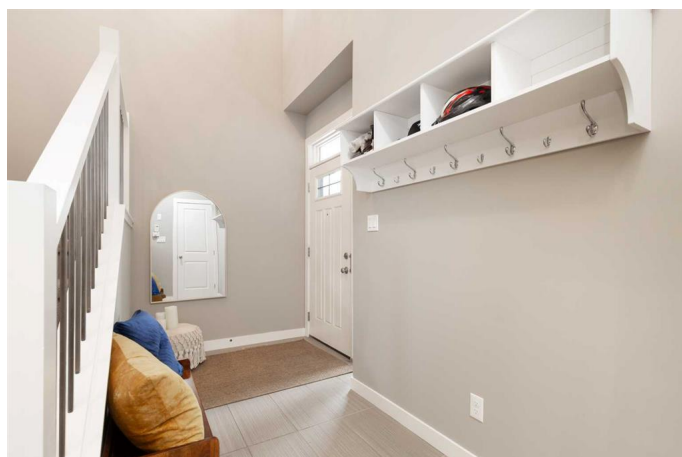
**\$549,900**

4 Bedroom, 4.00 Bathroom, 1,790 sqft

Residential on 0.09 Acres

Garry Station, Lethbridge, Alberta

Welcome to this beautifully upgraded Van Arbor built home, located in a fantastic, family friendly neighborhood, just steps from a park, playground, and a brand new elementary school. Thoughtfully designed and fully developed, this home offers 4 spacious bedrooms, 3.5 bathrooms, and an ideal layout for comfortable family living. From the moment you enter, you're greeted by a grand foyer with soaring ceilings, abundant natural light, and a welcoming sense of space. The heart of the home is the stunning kitchen, featuring quartz countertops, ample cabinetry, and a pantry with built-in drawers for effortless organization. Step out from the kitchen onto the large, partially covered deck which is perfect for outdoor entertaining. The open concept living and dining area is designed with family gatherings in mind, offering generous space, vaulted ceilings, and a cozy fireplace framed by windows that overlook the backyard. A practical mudroom off the double garage includes laundry and extra storage space, keeping your home tidy and functional. Upstairs, you'll find a versatile bonus room ideal for a home office, kids' playroom, or media space. The spacious primary suite boasts a walk-in closet and a well appointed ensuite with dual vanities and a large walk in shower. Two additional bedrooms and a full bathroom complete the upper level. The fully finished lower level offers even more living space with a large family room, a fourth bedroom, and a full four-piece bathroom,



perfect for guests, teens, or a home gym setup. This is a move in ready home in a prime location that checks all the boxes for modern family living. Donâ€™t miss your chance to make it yoursâ€”check out the virtual tour and book your private showing with your favorite REALTOR® today!

Built in 2014

### Essential Information

MLS® #	A2232023
Price	\$549,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,790
Acres	0.09
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	120 Cabot Landing W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5H1

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Other
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	2
Zoning	R-CL

## Listing Details

Listing Office	RE/MAX REAL ESTATE - 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.