

EXECUTIVE MODERN HOME IN TUDOR ESTATES

55 Kings Cres. South, Lethbridge

For the Discriminating Buyer - Offered \$50,000 below appraisal

For ALL your Toys - 4 Car Garage attached to this Beautiful Home

Country Living in the City - Amazing View & Trails galore right out your Door!!

Nature enthusiasts, hikers, bikers will ALL love this location!

This has been called the Best view lot in the City - With Views of the River, Coulees, Mountains and Stunning Sunsets!

Highlight Sheet

General Features

- Amazing Coulee and River Valley Views
- Large Lot size - 75 x 125 ft.
- Totally Renovated and Updated in 2017, tastefully decorated combining Modern with Character. Immaculately maintained. No pets, no smoking home.
- Bright, Spacious, Airy home. Great for entertaining.
- Very High Quality, Attention to Detail Construction.
- 2640 sq. ft. Two Story, all levels developed
- 4 Car Total Garage - 2 Car Garage and 1 Tandem Garage
- Tons of Storage with Birch Custom Built-ins
- Very desirable established location in Tudor Estates, quiet neighborhood
- Mature Evergreen and Birch Trees. Low maintenance yard.

-Lots of on & off Street Parking

-3 Bedrooms, 2 ½ Bath, including Master Ensuite. 2 Baths have double Sinks in Vanities

-Quartz Countertops throughout all Baths & Kitchen

-Main Floor includes Large Living Room with Massive Natural Stone Gas Fireplace,

Formal Dining Room, New Chef's Kitchen and Pantry, Laundry Room, New Powder Room, New Master Bedroom with Ensuite

-Upper Level includes 2 Large Bedrooms with Sitting Areas and double Closets with Wood Built-ins, Large 4-piece Main Bath with double Sinks in Vanity

-Lower Level includes huge elegant Family/Games Room with Massive Brick Fireplace, beautiful Wood and Brick feature walls. Tons of Storage. Large walk-in Wet Bar with loads of high end finishes and Cabinetry, very impressive!

New Adora Chef's Dream Kitchen

-Chef's New Professional Stainless Steel Appliance Package:

Wolf 36" Large Cook Top, Vent-A-Hood Hood Fan, Built-In Convection Oven, Built-In Commercial Fridge, Miele Dishwasher, Microwave, Garburator, Separate Instant Hot Water and Drinking Water Taps

-Silgranite Double Sink with Brizo Pull-Out Brushed Nickel/Bronze Faucet

-Quartz Countertops – Sapphire Blue/Charcoal/Copper Blend

-Smoked Knotty Alder and Black Glazed Maple Cabinetry, Elegant Large Crown with Roping Accents and Pillars, supplied by Adora Kitchens

-Pantry, Pull-out Spice Racks, Soft Close Doors and Drawers, plenty of Large Drawers

-Peninsula Breakfast Bar for up to 4 people. Great use of space with lots of prep areas

Interior Features

-Quartz countertops throughout Kitchen and all Baths

-Tiled Shower in Main and Ensuite Baths

-Brizo Elegant Upgraded Plumbing Fixtures

-2 Massive Fireplaces, both floor to ceiling. Living Room has Natural Quarry Stone from Yellowstone National Park. Basement is wood burning with solid Red Brick and Log Lighter

-Waterton Natural Stone in Front Entrance

-Historical Reclaimed Old Growth Fir open riser Staircase, installed in 2017

-Australian Cypress Hardwood Flooring in Living and Dining area

-All new durable Flooring throughout-Hardwood, Replica Reclaimed Hard Surface, Luxury Vinyl Tile, Carpet.

-Master Ensuite with large tiled Shower. Dual sinks in Vanity. Separate 3-way Make-Up Mirrors and Medicine Cabinet with reclaimed custom Wood Counter. Dark Navy Glazed Maple Vanity.

Tile:

-Kitchen, Laundry, Powder Room, Upper Bath Backsplash - Historic Brick/Graffiti Herringbone

-Master Ensuite – Glass & Marble Backsplash, Hexagon Walls & Pebble Floor in Shower

New Lighting throughout, Kichler, Hinkley with LED

Home has Security, Home Audio, and full Intercom

Exterior

-Large Anderson windows to accommodate beautiful views of Coulees & River

-New Front and Side Entrance Doors

-New Garage Doors on Oversized Heated Garages, abundance of enclosed Custom Birch built in Storage

-Majority of home is Maintenance free Brick with some newly stained Cedar Lap Siding Accents

-Refurbished Charcoal Cedar Shake Roof in 2017

-New Exterior LED Lighting, 10 Fixtures

Mechanical

-Allergen and Dust-free system, great for reducing allergy issues and maintaining humidity

-Controlled Environment Air Conditioning

-Humidifier

-Efficient Kinetico Water Softener

-Central Vac throughout