

**3125 44 Street S
Lethbridge, Alberta**

MLS # A2279983



\$699,900

Division:	Discovery		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,992 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond		

Heating:	Central	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Built by Stranville Living Master Builder, the Brechin model is a striking new home located in the desirable community of Southbrook, perfectly positioned backing onto a pond with uninterrupted views. This brand new home comes with a 10 year new home warranty and GST is included in the sale price. A full-length deck spans the entire back of the home, creating an ideal vantage point to enjoy the water and open skies while extending your living space outdoors in a way that feels both intentional and serene. Adding to the home's functionality is an extended garage measuring 26 x 22, offering excellent space for larger vehicles, additional storage, or a workshop setup. Inside, the wide-open main floor is designed for modern living, offering a seamless flow that feels spacious the moment you step in. The kitchen is the heart of the home and it delivers on both form and function, anchored by a massive square island with additional cabinetry below for extra storage. The sink is thoughtfully placed beneath a window overlooking the pond, turning everyday tasks into something a little more enjoyable. High-end, fully paneled appliances elevate the space, including a Fisher & Paykel refrigerator, a paneled dishwasher, a built-in oven and microwave, and a sleek matte induction cooktop that ties the whole design together. The living room is warm and inviting, centered around an electric fireplace with a custom mantel that adds character without overwhelming the clean, modern aesthetic. The second level features three spacious bedrooms along with a bonus room that works perfectly as a family lounge, media space, or home office. The primary bedroom enjoys peaceful pond views and flows into an ensuite that truly has it all, including dual vanities, a walk-in shower, a standalone soaker tub, and a private water closet. From the ensuite, you're led into a

generous walk-in closet that continues directly into a full-size laundry room, adding a level of convenience that's both practical and thoughtfully designed. This Southbrook home offers a refined layout, premium finishes, and a setting that makes everyday living feel just a little more elevated.