

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

MLS® #A2139710

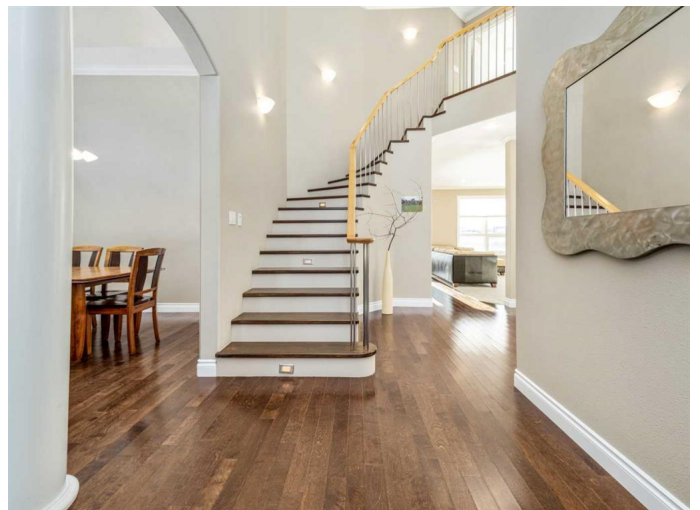
**\$949,900**

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

## Exterior

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

## Additional Information

Date Listed	June 10th, 2024
Days on Market	369
Zoning	R-L

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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