# \$1,083,000 - 629 Southgate Boulevard S, Lethbridge

MLS® #A2244586

# \$1,083,000

5 Bedroom, 3.00 Bathroom, 2,147 sqft Residential on 0.11 Acres

Southgate, Lethbridge, Alberta

Love at First Sightâ€"A Nature Lover's Dream Home

Updated pricing based on a recent appraisal conducted by a certified appraiser. Appraisal report is attached for your reference Welcome to a truly one-of-a-kind home in the heart of the sought-after Southgate community. Backing onto a tranquil lake and surrounded by peaceful pond and lush green spaces, this property is a rare gem that blends luxury, comfort, and natural beauty.

Designed for both relaxation and entertaining, the open-concept layout on both levels is flooded with natural light from full-length, south-facing windowsâ€"offering stunning views year-round. Step out onto the spacious shaded deck or walkout patio and enjoy quiet mornings or lively evenings with the water and nature as your backdrop.

Inside, elegance meets function with high-end finishes throughout: granite countertops, stainless steel appliances (including an induction stove installed in 2022), double-stained maple cabinetry, and beautiful bathrooms with granite floors â€"all with heated floors. The expansive master suite feels like a private retreat with its spa-inspired ensuite.

With three cozy gas fireplaces, three full bathrooms, and an adaptable bonus room (perfect for an office or extra bedroom), this







home suits families of all sizes. The walkout basement provides additional flexible living space, two bedrooms and a summer kitchen while a large crawl space and oversized, heated garage offer exceptional storage.

Thoughtful updates and features include: 24 solar panels (2022)

New washer & dryer (2023)

New dishwasher (2022)

Central air conditioning

Front & back sprinkler system

Low-maintenance landscaping (2024)

Heated and insulated garage

Lush greenery and lake views both front and back

Located just steps from walking and biking trails, parks, schools, and shopping, this home offers both tranquility and convenience. Solidly built, beautifully finished, and surrounded by nature, this is more than a home; it's a lasting investment in lifestyle, comfort, and peace of mind.

Built in 2011

### **Essential Information**

MLS® # A2244586 Price \$1,083,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 2,147
Acres 0.11

Year Built 2011

Type Residential Sub-Type Detached

Style 1 and Half Storey

Status Active

# **Community Information**

Address 629 Southgate Boulevard S

Subdivision Southgate
City Lethbridge
County Lethbridge
Province Alberta
Postal Code T1K 5R5

## **Amenities**

Parking Spaces 4

Parking Double Garage Attached, Garage Door Opener, Heated Garage,

Concrete Driveway, Garage Faces Front, Oversized

# of Garages 2
Is Waterfront Yes

Waterfront Pond, Waterfront

#### Interior

Interior Features Ceiling Fan(s), Central Vacuum, Granite Counters, Pantry, Storage,

Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, Chandelier,

Separate Entrance, Tankless Hot Water

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator,

Washer/Dryer, Induction Cooktop, Oven, Tankless Water Heater

Heating Forced Air, In Floor, Solar

Cooling Central Air

Fireplace Yes

# of Fireplaces 3

Fireplaces Gas

Has Basement Yes

Basement Full

## **Exterior**

Exterior Features Balcony

Lot Description Back Yard, Low Maintenance Landscape, Creek/River/Stream/Pond,

Waterfront

Roof Asphalt Shingle

Construction Concrete, Shingle Siding, Stucco, Wood Frame, Stone

Foundation Poured Concrete

### **Additional Information**

Date Listed July 30th, 2025

Days on Market 94
Zoning R-L

# **Listing Details**

Listing Office TREC The Real Estate Company

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