

# \$1,600,000 - 425 Arbourwood Terrace S, Lethbridge

MLS® #A2228695

**\$1,600,000**

6 Bedroom, 6.00 Bathroom, 3,241 sqft

Residential on 0.42 Acres

Arbour Ridge, Lethbridge, Alberta

**\*\*Welcome to Your Dream Home in Prairie Arbour Estates – The Ultimate Family Funhouse!\*\***

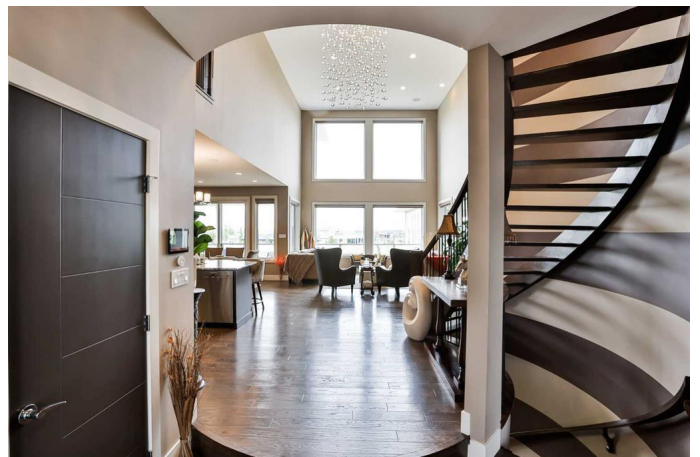
As you approach this stunning property, the high-end finishes will catch your eye. The striking acrylic stucco and two stories of rock work accentuate the exterior, all set on an almost half-acre lot that overlooks the Cooley.

Stepping through the grand front entry you'll be greeted by dark hardwood floors, exquisite curved details, & soaring ceilings & windows showcasing the main floor.

The heart of the home is the gorgeous kitchen, featuring rich dark maple cabinets, beautiful white countertops, and top-of-the-line appliances, including a 4-burner Wolf gas cooktop with an infrared griddle, complete with a pot filler. The walk-through pantry boasts floating maple shelves, upper and lower cabinetry, and a mini sink – perfect for filling your coffee pot!

Adjacent to the dining room, a covered deck with vinyl decking and aluminum glass railing wraps around the rear of the home, providing a perfect space to enjoy the view.

The back entry features beautiful built-in cabinetry and lockers leading to your oversized 44'™ x 20'™ garage, complete with an overhead door for easy access to the



rear yard for lawn maintenance.

On the main floor, you'll find a high-end office area, a formal dining room or billiards room—whichever suits your lifestyle. The curved wall and staircase with custom floating maple treads lead you to an impressive second-floor bonus room overlooking the grand main floor.

Upstairs, two bedrooms are separated by a full bath, alongside a third bedroom with its own ensuite. The laundry room, conveniently located near the bedrooms, offers ample storage for large families.

The master suite, located on the far side of the home, is a true sanctuary. It features custom-built cabinetry in the walk-in closet, while the ensuite is a luxurious spa-like retreat, boasting a huge vanity with double sinks, a water closet, and a spacious walk-in custom tile shower with a bench.

The walkout basement boasts 9-foot ceilings, a beautiful bar area, and an oversized gas fireplace with floor-to-ceiling rock & a custom maple mantle. This level also includes two spacious bedrooms & a full bath.

One of the standout features of this home is the expansive indoor heated POOL—a true family oasis that redefines fun & practicality with full bath/laundry off of this remarkable space. This transforms your home into the go-to Funhouse for your kids friends, allowing you to keep an eye on them as they play. The custom roll-up tarp includes built-in safety features for added peace of mind.

Parents can watch from the second-tier viewing area off the main living room. There is also a seamless transition from indoors to outdoors. Your backyard is an

entertainer's dream, featuring a built in BBQ area complete with pergola, interlocking brick patio, and fire pit spot.

Don't miss this unique opportunity to create a Family Funhouse where incredible memories, laughter, and friendships are formed!

Built in 2015

**Essential Information**

MLS® #	A2228695
Price	\$1,600,000
Bedrooms	6
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,241
Acres	0.42
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	425 Arbourwood Terrace S
Subdivision	Arbour Ridge
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K 5V8

**Amenities**

Parking Spaces	8
Parking	Parking Pad, Triple Garage Attached
# of Garages	3

**Interior**

Interior Features	Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line, Built-in Barbecue, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Private, Treed, Underground Sprinklers, Views
Roof	Asphalt
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	19
Zoning	DC

## 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.