

53 Sandstone Road S
Lethbridge, Alberta

MLS # A2245550

\$1,750,000

Division:	Southridge		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,907 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.50 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped, Lawn		

Heating:	Boiler, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Fridge, stove, hood fan, microwave, dishwasher, built-in fridge with 2 drawers @coffee/beverage station, ceiling fan, washer, dryer, window coverings, 4 TV brackets, underground sprinklers, central air, 3 garage door openers & controls, shed, built-in safe in garage, workbench & shelving in garage, central vac in garage.		

Discover a rare offering in one of Lethbridge's most prestigious communities—53 Sandstone Road South. Situated on a breathtaking half-acre executive lot backing directly onto the coulees, this extraordinary custom Bezooyen built home captures uninterrupted panoramic views of the city skyline and iconic High Level Bridge. From the moment you arrive, the home impresses with timeless curb appeal, a charming front porch, and extensive professional landscaping. Inside, natural light pours through expansive windows, drawing your eye to the views beyond. The main living area is anchored by a dramatic stone gas fireplace, complete with a custom mantle, hearth, and built-in shelving, all framed by soaring wood beam ceilings that add warmth and architectural beauty. Designed for both daily living and elevated entertaining, the chef-inspired kitchen features quartz countertops, a granite island, stainless steel appliances, walk-in pantry and a custom drink station—perfect for morning coffee or evening cocktails. The open plan seamlessly connects kitchen, dining, and great room spaces, enhanced by a built-in surround system throughout the home and outdoor areas, making every gathering effortless. The home offers four spacious bedrooms, all with walk-in closets, and a luxurious primary suite that opens to the deck and showcases spectacular views. Indulge in the 5-piece spa ensuite, complete with a steam shower, deep soaker tub, and double vanity—a serene retreat at the end of the day. The walk-up lower level continues to impress with in-floor heating and an expansive family and recreation room that flows to a covered private patio—ideal for entertaining or quiet evenings. Step outside to enjoy two decks, a covered courtyard patio, and three gas hookups for barbecues or outdoor heaters—extending your

living space into every season. The dream continues with the oversized heated triple garage, a standout feature with built-in shelving, workbench, a trench drain with sump plus a circular driveway with RV/trailer parking. With space for 10+ vehicles, this is the ultimate setup for hobbyists, families, or entertainers. Every inch of this home reflects quality craftsmanship, thoughtful design, and pride of ownership. With its rare combination of location, luxury, and lot size, this home is truly one-of-a-kind.