

# \$644,900 - 155 Cabot Landing W, Lethbridge

MLS® #A2205772

## \$644,900

5 Bedroom, 3.00 Bathroom, 1,565 sqft

Residential on 0.09 Acres

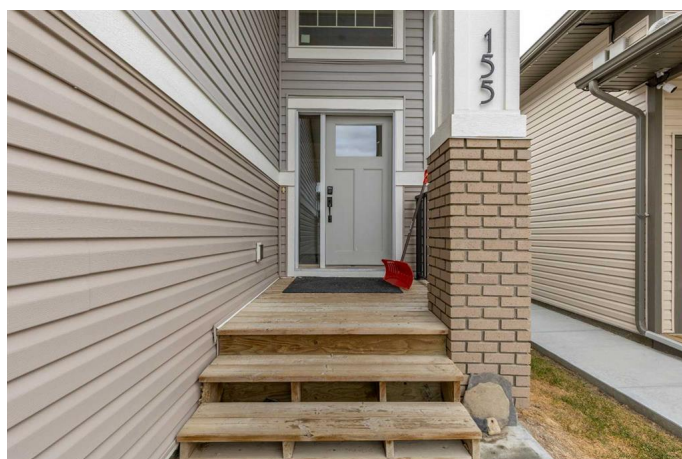
Garry Station, Lethbridge, Alberta

A legal suite in Garry Station! Whether you want to offset your mortgage or take on an investment property, this bi-level is a great option to step into an investment portfolio. This practical home offers plentiful off-street parking for both units, the main floor has soaring vaulted ceilings and quartz counters throughout and there's a total of 5 bedrooms and 3 full bathrooms! Stepping inside there is a bright main floor with spacious foyer, an open concept living, dining and kitchen space with bonus coffee/bar station in the kitchen complete with bar fridge, a well sized dining area and a cozy living room with fireplace. There's 2 bedrooms that are situated on the main floor that share a 4 piece bathroom and a laundry room. The primary suite sits above the garage and offers privacy, along with a 4 piece ensuite (including soaker tub AND shower) plus a walk-in closet. The basement has a full kitchen open with the living space, 2 bedrooms (one with a walk-in closet!), 4 piece bathroom and laundry room!

Built in 2018

## Essential Information

MLS® #	A2205772
Price	\$644,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3



Square Footage	1,565
Acres	0.09
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	155 Cabot Landing W
Subdivision	Garry Station
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1J 5K3

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                March 28th, 2025  
Days on Market        70  
Zoning                      R-M

**Listing Details**

Listing Office            Grassroots Realty Group

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