

247 N 2 Street E
Magrath, Alberta
MLS # A2201725

\$1,560,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,422 sq.ft.	Age:	2023 (2 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Asphalt, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversize		
Lot Size:	0.92 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind		

Heating: Boiler, Fireplace(s), Forced Air, Natural Gas, Zoned

Water: Drinking Water, Public

Floors: Carpet, Ceramic Tile, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: 35-5-22-W4

Exterior: Brick, Composite Siding

Zoning: R3

Foundation: Poured Concrete

Utilities: Electricity Connected

Features: Beamed Ceilings, Bidet, Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Skylight(s), Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 6 burner gas stove, convection oven, double wall oven, 2 dishwashers, Thermador combined fridge/freezer, 2nd fridge in pantry, microwave, 3 water fountains, 4 washer and dryers, all window coverings, all pool equipment, golf simulator equipment including projector and monitor, treadmill, squat rack, gym weights, and in-ground trampoline.

This exceptional luxury home in Magrath, Alberta, is a rare find! Just 20 minutes from Lethbridge, it sits on just under an acre of beautifully landscaped lot with underground sprinklers. The exterior features copper awnings, a mix of brick and hardy board siding, and gemstone lighting. Inside, the open-concept main floor includes a spacious kitchen, living, and dining area with soaring ceilings. A secret office behind a bookshelf door leads to a loft via another hidden door and ladder. The stunning primary bedroom has an oversized walk-in closet and a 6 piece ensuite with double vanities, a heated bidet, a luxurious tub, and a large shower, along with a private washer and dryer. The gourmet kitchen is a chef's dream with a large island, gas stove, convection oven, double wall oven, dishwasher, a huge fridge/freezer, and a microwave. The kitchen also includes an extra sink with an instant hot water tap, as well as a pop station with an ice machine. Attached to the kitchen is a butler's pantry that offers an extra fridge, dishwasher, and ample storage space. The custom boot room and a 28' x 48.5' triple-heated garage offer in-floor heating, loft storage, roughed in electric car hookup, and wash stations. Upstairs, there are four bedrooms, two 5 piece bathrooms, and two sets of laundry facilities. The basement has a sixth bedroom, another living area, a workout room with its own water fountain, and a state-of-the-art golf simulator room with a retractable movie screen. The highlight is the nearly 2,000 sqft. indoor humidity controlled saltwater pool. The pool features a hot tub, waterfall, rope swing, basketball hoops, and water slide. The pool room also has its own laundry, bath, shower, and a garage door that opens to the backyard for an indoor-outdoor experience. Outside, the 0.91-acre lot features a cement pad, turf area, inground trampoline, and a large

deck with dual natural gas hookups for BBQs. Built in 2023, this home offers unparalleled luxury in a family-friendly town. Don’t miss out!