

\$1,560,000 - 247 N 2 Street E, Magrath

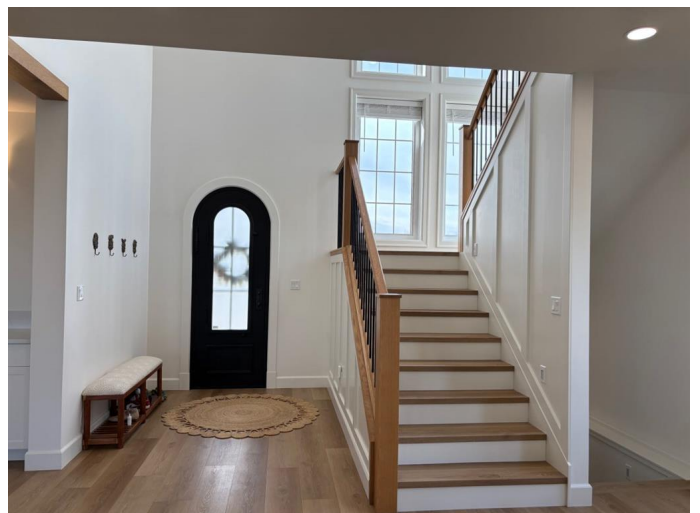
MLS® #A2201725

\$1,560,000

6 Bedroom, 5.00 Bathroom, 3,422 sqft
Residential on 0.92 Acres

NONE, Magrath, Alberta

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!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2201725 |
| Price | \$1,560,000 |
| Bedrooms | 6 |
| Bathrooms | 5.00 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 3,422 |
| Acres | 0.92 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 247 N 2 Street E |
| Subdivision | NONE |
| City | Magrath |
| County | Cardston County |
| Province | Alberta |
| Postal Code | T0K 1J0 |

Amenities

| | |
|-----------|-----------------------|
| Utilities | Electricity Connected |
|-----------|-----------------------|

| | |
|----------------|--|
| Parking Spaces | 10 |
| Parking | Driveway, Garage Door Opener, Heated Garage, Insulated, Triple Garage Attached, Asphalt, Oversized |
| # of Garages | 3 |

Interior

| | |
|-------------------|--|
| Interior Features | Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Recreation Facilities, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bidet, Bookcases, Chandelier, Crown Molding, Skylight(s), Sump Pump(s) |
| Appliances | Central Air Conditioner, Dishwasher, Freezer, Gas Stove, Instant Hot Water, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Washer/Dryer Stacked, Convection Oven, Double Oven |
| Heating | Boiler, Fireplace(s), Forced Air, Natural Gas, Zoned |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Living Room, Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard, Awning(s) |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard Shaped Lot |
| Roof | Asphalt Shingle |
| Construction | Brick, Composite Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 20th, 2025 |
| Days on Market | 38 |
| Zoning | R3 |

Listing Details

| | |
|----------------|---------------------------|
| Listing Office | SUTTON GROUP - LETHBRIDGE |
|----------------|---------------------------|

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