

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

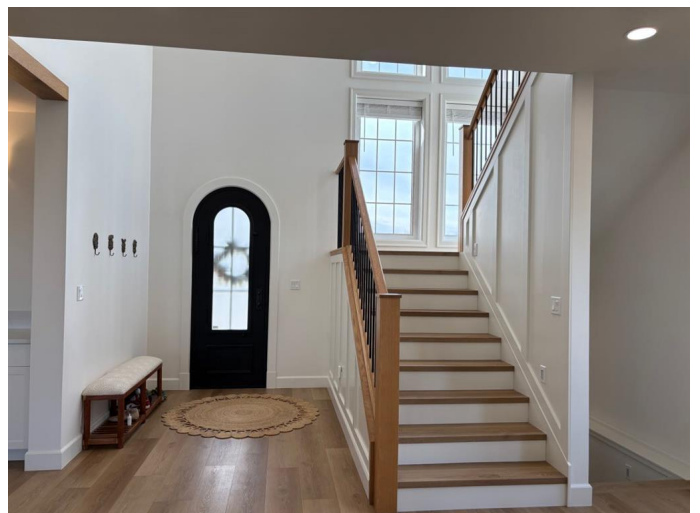
MLS® #A2201725

**\$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
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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	34
Zoning	R3

## Listing Details

Listing Office	SUTTON GROUP - LETHBRIDGE
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