

\$1,450,000 - 15 Chinook Heights S, Lethbridge

MLS® #A2268796

\$1,450,000

5 Bedroom, 5.00 Bathroom, 2,623 sqft

Residential on 0.28 Acres

Park Royal/Chinook Heights, Lethbridge, Alberta

Discover refined living in this exceptional executive bungalow, perfectly situated in the sought-after Chinook Heights neighbourhood.

Thoughtfully designed with exquisite finishes and generous spaces throughout, this home blends comfort, elegance, and functionality.

The open-concept main floor is ideal for entertaining, featuring a custom chef's kitchen with an island workspace, wet bar, breakfast room and formal dining area. The Kitchen is a custom Adora build with matching granite countertops throughout the home.

Soaring coffered ceilings and impressive fireplaces create a warm, welcoming atmosphere, while oversized windows showcase stunning views of the coulees and walking paths. The blinds are all custom to the home and an additional luxury touch is that all the north facing windows are Triple Pane! No drafts and very nice for keeping it cozy inside.

Speaking of cozy: the home features 4 area heating throughout! Set your desired temperature in each space and only heat what you need. Both the upstairs and downstairs living rooms feature a gorgeous gas fireplace for added ambiance and comfort. The fully developed walk-out basement includes a summer kitchen offering flexibility for multi-generational living, guest accommodations, or caregiver support for aging in place. Each bedroom downstairs has their own full bathroom! Additional features include Maple Hardwood flooring, in-floor



heating, a double attached garage with a spacious driveway and beautiful landscaping that complements the serene surroundings. Every detail has been carefully considered in this one-of-a-kind property, a true opportunity to enjoy executive living with the beauty of Lethbridge right outside your door.

Built in 2016

Essential Information

MLS® #	A2268796
Price	\$1,450,000
Bedrooms	5
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,623
Acres	0.28
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	15 Chinook Heights S
Subdivision	Park Royal/Chinook Heights
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1K6T6

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Attached
# of Garages	2

Interior

Interior Features	Granite Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Natural Gas, Hot Water
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Masonry
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 4th, 2025
Days on Market	4
Zoning	R-RL

Listing Details

Listing Office	Real Estate Centre - Lethbridge
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