



GRASSROOTS

REALTY GROUP

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**1170 Pacific Circle W
Lethbridge, Alberta**

MLS # A2285844



\$649,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: TV mount

Welcome home to this luminous and spacious, meticulously maintained 2021-built 3-bedroom home in the peaceful and family-friendly neighbourhood of Garry Station. Backing onto a large field for added PRIVACY (beautiful view from your back patio!) and filled with many elegant and practical touches (including AIR CONDITIONING!), this home is a must-see. The bright and airy entry opens directly onto a beautiful laminate flooring that leads the way towards a large living room with gas fireplace. The gourmet kitchen boasts chic grey cupboards in abundance, complete with gleaming quartz countertops, stainless-steel appliances, a gas cooktop, and a large, workable island with sink. The walk-through pantry is incredibly useful, and connects to the mud room off the garage. The dining area is tucked into a bright nook filled with windows, and a door that leads straight to the patio. The patio is sun-filled all day during the summer and also has a gas hook-up for the all-important summertime BBQ season. Going upstairs, the flooring is a comforting carpet which brings us to a generous family room and two good-sized bedrooms as well as a 4pc bathroom. The primary bedroom is at the end of the hallway, and it boasts a large walk-in-closet and spa-like 5 pc ensuite bathroom with a gorgeous tub. The second floor is completed by a laundry room which makes washing day so much easier when it can be done upstairs. The home also has a large basement, currently unfinished and waiting to be turned into something spectacular. The basement has a walk-out to the FENCED, very private, and FULLY LANDSCAPED large back yard, making this home ideal for families looking for space to grow. This home is warm, welcoming and move-in ready. Like new, but better!