



**781 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2304212



\$659,000

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,038 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows		

Inclusions: Fridge, Stove Top, Built In Microwave, Built In Oven, Gas Fire Place, Washer, Dryer, All Window Coverings, A/C Unit, Garage Door Opener x2, All Window Coverings, Murphy Bed, Garage Heater, Wood Wall (Art Living Room), Mini Fridge (Basement), U/G Sprinklers, TV Mount Basement.

Welcome to 781 Atlantic Cove W. Built in 2021, this fully developed two storey offers over 2,700 square feet of thoughtfully designed living space, with 3 bedrooms, 3.5 bathrooms, and a layout that balances function with clean, modern execution. The main floor opens with a bright, open concept layout, defined by large rear windows and a patio door leading to the deck. The living room is anchored by a gas fireplace, clean, understated, and well positioned within the space. At the centre, the kitchen delivers both function and presence with white cabinetry, stone countertops, stainless steel appliances, and a large island with seating. A walk through pantry keeps the layout efficient and connected. This level is completed by a mudroom with a custom built in bench and a streamlined half bath, practical and well executed details. Upstairs offers three bedrooms, a central bonus room, and upper level laundry. The primary suite is well laid out with a walk in closet and a 5 piece ensuite featuring stone countertops, a custom tiled shower, and a freestanding tub, simple, refined, and functional. The fully developed basement continues the same clean approach, with large rear facing windows bringing in natural light. A wet bar with a waterfall countertop and integrated mini fridge creates a clear focal point, complemented by built in speakers. A Murphy bed adds flexibility for guests, and a 3 piece bathroom completes the level.