



**640 Devonia Road W
Lethbridge, Alberta**

MLS # A2306974



\$814,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,119 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: See supplements

Former showhomes always have a bit of an edge… and this one really leans into it. Located in the highly sought-after Crossings in west Lethbridge, this home is loaded with upgrades and thoughtfully designed details that make it stand out the second you walk in. Right off the entry, you’re greeted by a glass-enclosed office complete with a custom built-in desk—perfect for working from home without sacrificing style. From there, the space opens up into a truly impressive main floor with a grand living area that feels bright, open, and elevated. The kitchen is a standout feature, showcasing quartz countertops, floor-to-ceiling cabinetry, under-mount lighting, and a full lineup of built-in appliances including an electric cooktop, built-in oven, and microwave. There’s also a walk-in pantry and a custom coffee or cocktail bar that adds both function and a bit of personality. Just off the kitchen, French doors lead to your composite deck and fully landscaped backyard, creating an easy indoor-outdoor flow. Across from the kitchen, the dining area is framed by a custom slat wall that subtly separates the space while still allowing light to pass through. The living room ties it all together with open-to-above ceilings that draw your eye up to the lofted bonus room, along with a gas fireplace that adds warmth and character. Upstairs, the layout continues to impress with a loft-style bonus room, two spacious bedrooms, a full 4-piece bathroom, and a laundry room that feels anything but standard—complete with custom tile work, backsplash, and a deep Silgranit sink. The primary bedroom is a true retreat, stretching over 20 feet wide and featuring custom sconces, a built-in headboard, a walk-in closet, and a well-designed ensuite with a standalone soaker tub, dual vanities with wall-mounted mirrors, and a tiled walk-in shower. The fully

developed walkout basement adds even more living space, highlighted by a detailed feature wall and a custom wet bar with under-mount lighting. There's also another spacious bedroom and a 4-piece bathroom, making it ideal for guests or entertaining. The walkout leads to a lower patio area with plenty of room for a hot tub, offering a private and sheltered outdoor setup. To top it off, the garage is fully finished—drywalled, painted, and heated—rounding out a home that was clearly built to showcase what's possible when design, upgrades, and functionality all come together.