



**865 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2316932



\$919,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,901 sq.ft.	Age:	2018 (8 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	No Neighbours Behind		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Composite Siding

Foundation: Poured Concrete

Features: Built-in Features, Central Vacuum, Closet Organizers, Elevator, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Sump Pump(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CL

Utilities: -

Inclusions: Air Conditioner, Gas Stove Top, Dishwasher, Microwave, Built-in double ovens, All window coverings including electric blinds and blinds, 3 x Garage Door Controls, Mini Fridge, 2 x Sump pumps, Garburator, Shed, Elevator, Washer and Dryer, Heater in Garage, Built-in shelving in garage and storage room, ring door camera

Exceptional executive home in The Crossings — built by Van Arbor and perfectly positioned with no immediate rear neighbors, this 2018 two storey with walkout basement blends accessible design with luxurious finishes. The standout feature is the elevator that serves all four levels (garage, basement, main floor and upper floor), providing effortless mobility for multi generational living, aging in place, or anyone seeking true step free convenience. The flexible floorplan includes four generous bedrooms upstairs plus a main floor bedroom and full bathroom — ideal for guests or long term main level living. Soaring ceiling to the second floor with windows and electric blinds, dramatic stone gas fireplace with an original reclaimed timber mantle. The kitchen is thoughtfully laid out with a five burner gas cooktop, double ovens, custom pull outs and numerous built ins. abundant pantry storage to the ceiling. There is fantastic mudroom with built in lockers. Downstairs, the walkout basement is light and versatile with full size windows, a second gas fireplace, craft/kitchenette built ins that is twice the size of most kitchens! There's also half bath with large closet that has rough ins for future plumbing for an additional shower — perfectly set up to function as an in law suite or a generous entertaining hub. The primary suite is a restful retreat with a zero threshold (flush) shower and bench, handheld wand, a 6 ft soaker tub, double sinks (one raised), extensive storage and a walk in closet outfitted with built ins. Outdoor living is exceptional: a covered vinyl deck with aluminum railing and gas line overlooks a private, fully fenced yard backing onto open green space/wildlife area — no neighbors directly behind. Entertaining is effortless with concrete patios, planter boxes and multiple outdoor living areas. The oversized tandem garage is 34' deep × 25' wide

and features 14' ceilings, two 9' × 9' doors, gas heater, epoxy/coated floor; built in workbench and shelving remain for convenience. Practical systems include three zone heating, central air, two sump pumps, central vacuum and elevator has a battery system if power outage ever occurs. High quality finishes, generous storage, accessible design this home is ideal for families, multi gen households or buyers who prioritize accessibility without compromising on style.