



GRASSROOTS

REALTY GROUP

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**1219 Pacific Circle W
Lethbridge, Alberta**

MLS # A2322287



\$584,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Pantry, Sump Pump(s)		

Inclusions: Curtain Rods, Garage Shelving, TV Mounts

Visit REALTOR® website for additional information. Located right across from a park and within walking distance of West Coulee Station Elementary School, this 2021-built family home combines modern design, functional living space, and an unbeatable location. Step inside to a bright and inviting open-concept floor plan featuring 9-foot ceilings that create a spacious and welcoming atmosphere throughout the main living area. The well-appointed kitchen features quartz countertops, a large island with seating, a walk-in pantry, electric cooktop, and a built-in microwave, providing both style and functionality. Large stairway windows fill the home with natural light, enhancing the warm and inviting feel of the space. Upstairs, a versatile bonus room offers additional living space ideal for a media room, playroom, home office, or quiet retreat. The upper level also includes two bedrooms, a spacious primary suite with a double-sink ensuite and walk-in closet, and convenient laundry hookups. Additional laundry hookups are also available in the basement. The unfinished basement provides endless opportunities to customize the space to fit your family's needs, whether you're looking for additional bedrooms, a recreation room, home gym, or extra storage. Relaxing on warm summer evenings. The double attached garage features 9-foot ceilings, offering excellent storage potential and ample room for vehicles, tools, and outdoor equipment. This home offers the perfect balance of modern comfort, thoughtful design, and family-friendly living in a growing community.