



GRASSROOTS
REALTY GROUP

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**159 Pacific Landing W
Lethbridge, Alberta**

MLS # A2330634



\$550,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,617 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: NA

Welcome to this beautifully maintained fully finished two-storey home in the highly sought-after community of Garry Station! Offering 4 bedrooms and 3.5 bathrooms, this home combines contemporary finishes, functional living spaces, and thoughtful upgrades to create the perfect setting for families of all sizes. Step inside to a bright and inviting front entry that leads into an open-concept main floor featuring stylish wide-plank flooring, large windows that flood the home with natural light, and a warm, modern colour palette. The spacious living room is centred around a cozy gas fireplace, creating the ideal place to relax or entertain. The heart of the home is the stunning kitchen, complete with quartz countertops, stainless steel appliances, ceiling-height cabinetry, a large central island with seating, and an abundance of storage. The adjoining dining area opens directly onto the rear deck, making indoor-outdoor entertaining effortless. Upstairs, you'll find a generous primary retreat featuring a walk-in closet and a beautifully appointed 4-piece ensuite. Two additional bedrooms, another full bathroom, and the convenience of an upper-floor laundry room complete the second level. The professionally finished basement expands your living space with a spacious recreation room that's perfect for movie nights, a games area, home gym, or children's playroom. An additional bedroom and full bathroom provide the ideal setup for guests, teenagers, or a home office. Outside, enjoy your fully fenced backyard featuring a large deck with a covered gazebo—perfect for summer BBQs, morning coffee, or relaxing with friends and family. The yard offers plenty of room for kids and pets to play, while the attached double garage provides excellent parking and additional storage. This move-in-ready home offers the perfect blend of style,

comfort, and functionality in one of West Lethbridge’s most desirable neighbourhoods.