



GRASSROOTS
REALTY GROUP

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**889 Atlantic Cove W
Lethbridge, Alberta**

MLS # A2332581



\$649,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,005 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Gas Cooktop, dishwasher, Wall Oven, Wall Microwave, Hoodfan, Washer, Dryer, Central AC

Welcome to this fully finished walkout two storey home in The Crossings, offering a modern exterior, Hardie board siding and excellent curb appeal. A covered front walkway leads to the inviting entrance and into a spacious mudroom conveniently located just off the garage. The mudroom connects directly to the walk in pantry, making it easy to unload groceries and keep everyday items organized. The open concept main floor is bright and welcoming, with large windows bringing in plenty of natural light. The kitchen provides generous cabinet and counter space and flows seamlessly into the dining area and comfortable living room, complete with a cozy fireplace. Upstairs, you will find a spacious bonus room, two additional bedrooms and an impressive master retreat. The master suite features a large walk in closet and a relaxing ensuite with a deep soaker tub. A generously sized laundry room with upgraded shelving is also conveniently located on the upper level. The fully developed walkout basement adds even more living space, including a family room, fourth bedroom and another full bathroom. Large basement windows and direct access to the backyard create a bright and comfortable lower level. Outside, the property is fully landscaped and fully fenced, providing a finished outdoor space that is ready to enjoy. Central air conditioning is also included for added comfort throughout the summer. Located in the architecturally controlled community of The Crossings, this home is just a few blocks from schools, shopping, restaurants, banking and other everyday amenities. This home is ready for immediate possession!