



GRASSROOTS
REALTY GROUP

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**1369 Pacific Circle W
Lethbridge, Alberta**

MLS # A2339084



\$530,000

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,237 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Of		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Composite Siding, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	Garage Heater		

This home is a show stopper!! Five bedrooms, three full bathrooms, multiple family spaces and one seriously impressive garage, this custom Stranville Living bi-level delivers room for everyone, along with a long list of extras you rarely find together all in highly sought after Gary Station. The oversized double attached garage is a standout feature, offering heat, epoxy flooring, storage lockers and built-in cabinetry finished with a granite countertop and sink. Inside, soaring ceilings create a memorable first impression, while the open-concept living area feels bright, spacious and made for bringing people together. The kitchen combines style and function with quartz countertops, high-end appliances, soft-close cabinetry, a tile backsplash and an upgraded corner pantry. A thoughtfully designed gas fireplace adds warmth to the living room without sacrificing usable floor space. The dining area opens directly onto the covered deck, complete with pot lights and a barbecue gas line. The primary retreat is located on the main level and includes a walk-in closet, private 3-piece ensuite and sliding-door access to the deck, perfect for enjoying your morning coffee outside. Two additional bedrooms, a 4-piece bathroom and conveniently located laundry are found on the upper level. Downstairs does not feel like a typical basement. Above-grade windows with no window wells fill the fully developed lower level with natural light. A large family room with custom built-ins provides another comfortable place to unwind, while two more bedrooms and a full bathroom create excellent space for teenagers, guests or a growing family. Outside, the fully fenced and landscaped yard continues to impress with a covered deck, lower patio, custom shed and a massive illuminated storage area beneath the deck. Best of all, a walking path just one house away connects you to a park and additional

green space. Additional features of this custom home include 9-foot ceilings, quartz countertops throughout, central air conditioning, Hunter Douglas blinds, electrical updates and a gas hot-water tank. This beautifully cared-for Garry Station home is loaded with value. If space, storage, quality and an incredible garage are on your wish list, this one checks every box. Don't miss out on this one!!