



**GRASSROOTS**  
REALTY GROUP

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**665 Devonia Road W  
Lethbridge, Alberta**

**MLS # A2227608**



**\$674,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,238 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Range Hood, Refrigerator, Stove, Garage Door Opener

Welcome to The Violet by Cedar Ridge Homes. This home is not just your average cookie cutter home&hellip; it&rsquo;s is a large, elevated home designed with entertainers and families in mind and has everything you&rsquo;ve been dreaming of! The windows that span the entire back of the home will wow you from your first look&hellip; they flood the entire main floor with the most incredible natural light making everything feel so spacious and bright. The main floor features a sunken foyer with coat closet, and then in to the main living area with a gorgeous kitchen with a huge island, perfect for hosting that family dinner. The dining room and living room are both a great size, and the living room features a gas fireplace, and views on to your huge 16&rsquo;x12&rsquo; deck. We haven&rsquo;t even gotten to the walk through pantry/mudroom yet, that is so well designed just off the double car garage. No more excuses for not putting your groceries away! The half bath is also wisely tucked away here, away from your living area. The second floor is just as impressive, with a bonus room, two bedrooms, a full four piece bathroom, a laundry room, and your primary suite. The primary bedroom also has fantastic windows, and the dreamiest ensuite! We&rsquo;re talking free standing tub, custom tile shower, water closet, and a great size vanity with double sinks. Also on this main floor is a fantastic covered deck just off the bonus room&hellip; nice and private for you to sit and enjoy your morning drink in peace! The basement is open for future development and ready to make your game hosting dreams come true. Located in The Crossings with easy access to the amazing YMCA rec Center, groceries, restaurants, pharmacies, schools, and so much more. Come check this one out!!

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