



**GRASSROOTS**  
REALTY GROUP

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**1353 Pacific Circle W  
Lethbridge, Alberta**

**MLS # A2251062**



**\$559,900**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Garry Station  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | 2 Storey   |               |                  |
| <b>Size:</b>     | 1,383 sq.ft.   | <b>Age:</b>   | 2019 (6 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Concrete Driveway, Garage Door Opener, Heated Garage, Trip |               |                  |
| <b>Lot Size:</b> | 0.11 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Irregular Lot, Landscaped, Street Lighting         |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Central, Natural Gas  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Siding   | <b>Zoning:</b>    | R-SL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sump Pump(s), Vinyl Windows |                   |      |

**Inclusions:** Curtain Rods

Welcome to Garry Station! This stunning 3+1 bedroom home with a HEATED TRIPLE CAR GARAGE blends modern design with everyday functionality. Step inside to a spacious foyer that leads into an open-concept living area, perfect for family gatherings and entertaining. The remarkable chef-inspired kitchen is a true highlight, featuring high-end appliances, including an impressive 5 $\frac{12}{12}$ -foot fridge/freezer combo, a 5-burner Bertazzoni gas cooktop, sleek quartz countertops, and a walk-in pantry. The adjoining bright and open living room creates a warm and inviting space. Upstairs, you'll find three generously sized bedrooms, including a primary suite complete with a walk-in closet and an ensuite bathroom. The fully finished basement offers even more space, with a large family room, a fourth bedroom, and a third full bathroom—ideal for guests or growing families. Step outside to enjoy a landscaped backyard with a large deck, ready for summer barbecues and relaxation. Located in the sought-after Garry Station neighbourhood, this home is close to parks, shopping, and the brand-new Garry Station K&ndash;5 school opening in 2025! Don't miss your chance to own this incredible property that truly has it all! Call your favorite agent to book a showing.