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## 1366 Pacific Circle W Lethbridge, Alberta

MLS # A2251300



\$589,900

| Division: | Garry Station                              |        |                  |  |  |  |
|-----------|--|--------|------------------|--|--|--|
| Type:     | Residential/House                          |        |                  |  |  |  |
| Style:    | 2 Storey                                   |        |                  |  |  |  |
| Size:     | 1,912 sq.ft.                               | Age:   | 2019 (6 yrs old) |  |  |  |
| Beds:     | 5  | Baths: | 3 full / 1 half  |  |  |  |
| Garage:   | Double Garage Attached                     |        |                  |  |  |  |
| Lot Size: | 0.11 Acre                                  |        |                  |  |  |  |
| Lot Feat: | Back Yard, Front Yard, Standard Shaped Lot |        |                  |  |  |  |

| Heating:    | Forced Air, Natural Gas | Water:     | -    |
|-------------|-------------------------|------------|------|
| Floors:     | Carpet, Laminate, Tile  | Sewer:     | -    |
| Roof:       | Asphalt Shingle         | Condo Fee: | -    |
| Basement:   | Finished, Full          | LLD:       | -    |
| Exterior:   | Wood Frame              | Zoning:    | R-SL |
| Foundation: | Poured Concrete         | Utilities: | -    |

Features: Closet Organizers, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

Inclusions: Garage Wood Shelving, Permanent X-Mas Lights, Central A/C, Window Coverings

Welcome to this family friendly 1,912 sq. ft. two-storey in desirable Garry Station West! Thoughtfully designed and fully finished from top to bottom, this 5-bedroom, 3.5-bath home offers exceptional style and function. Built by a reputable Ashcroft known for custom lighting, built-ins, and modern design touches, it delivers both comfort and sophistication. The main level showcases a bright open layout with a feature fireplace, spacious living and dining areas, and a well-appointed kitchen. Upstairs, you'll find four bedrooms, including a beautiful primary suite with a large walk-in closet and a spa-like ensuite w/ oversized shower. Bonus: convenient upper laundry room. Downstairs, the fully finished basement adds even more living space with a versatile family room, additional bedroom, and full bathroom. Outside, enjoy the private fenced backyard with a raised garden bed, landscaping, and plenty of room for entertaining. Extras include central A/C, a double attached garage, and outstanding curb appeal. Located close to the YMCA and amenities.