



GRASSROOTS
REALTY GROUP

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**1366 Pacific Circle W
Lethbridge, Alberta**

MLS # A2251300



\$599,900

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
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-SL
Utilities:	-

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.