



GRASSROOTS
REALTY GROUP

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869 Devonia Circle W
Lethbridge, Alberta

MLS # A2260539



\$684,900

Division:	The Crossings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,101 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Interior Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s)		

Inclusions: n/a

The dreamiest family home is here! The moment you arrive and open the front door you will be wowed by the exceptionally designed Lotus floorplan from Cedar Ridge Homes. A large foyer and the coolest mudroom set this home up for success. The kitchen is 10/10 and features a large island with rounded quartz countertop and great detail. The stove wall is stunning with it's built in hood fan. Stainless steel appliances finish off the space, with a large walk in pantry as well. The living room is at the back of the home and features large windows, and a gas fireplace with stone detail. Custom wrought iron railing takes you up to the second floor, where the bonus room conveniently separates the primary bedroom from the other two bedrooms. The primary is a fantastic size, with more large windows, a walk in closet, and a gorgeous ensuite. You will love the ensuite with the custom tile shower and double vanity. This home is far from cookie cutter! The basement is open for future development with room for two good size bedrooms, a large family room, another 4 piece bathroom, and storage space too. Located in the highly desirable Crossings community, this home truly is a must see. It is just a short walk to parks, playgrounds, the YMCA, restaurants, a pharmacy, the new elementary school that just opened Fall 2025, and so much more! Give your REALTOR ® a call and come and see all this great home has to offer!