



**GRASSROOTS**  
REALTY GROUP

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**1000 Atlantic Lookout W  
Lethbridge, Alberta**

**MLS # A2264026**



**\$599,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,156 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Interior Lot, Landscaped, See Remarks, Street Lighting, Undergro		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Storage, Sump Pump(s), Wet Bar		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, AC, Shed

Welcome to 1000 Atlantic Lookout! This beautiful bungalow in The Crossings is where comfort meets lifestyle. Bathed in natural light all day long, this home is perfectly positioned to enjoy morning coffee on the front porch and evening relaxation on the back deck. Inside, this tasteful bungalow features 4 bedrooms and 3 full bathrooms, offering ample space for family and guests. The fully finished basement includes a sleek wet bar &mdash; ideal for entertaining or unwinding after a long day. Step outside to a lush backyard retreat complete with underground sprinklers and a powered shed &mdash; perfect for a workshop, extra storage, or hobby space. Located in a vibrant, walkable neighborhood just minutes from the YMCA, Boston Pizza, Original Joe's, and many other popular amenities, this home offers the perfect balance of tranquility and convenience. Don't wait &mdash; call your favourite REALTOR&reg; today!