



**GRASSROOTS**  
REALTY GROUP

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**128 Cabot Landing W  
Lethbridge, Alberta**

**MLS # A2267856**



**\$579,000**

<b>Division:</b>	Garry Station		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,777 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** Living room TV & mount, primary suite TV & mount

Welcome to 128 Cabot Landing West. This Galco built beauty was a former showhome, so you know that all of the bells and whistles have been included, and then some! This stunning 2 story home has 1777 sq ft of space, has a bright open concept main floor, with a spacious kitchen, walk thru pantry, living room with fireplace, and a conveniently located 2 piece bath for your guests. Up the stairs you will find a bonus room with ample space and an abundance of natural light. A few more steps up to the primary suite with walk in closet and ensuite bath along with 2 more bedrooms and a 4 piece bath. The basement has a 4th bedroom, family room and another 4 piece bath. Step through your patio doors off the living room and your back yard oasis awaits. The oversized rear deck has a gas outlet for your BBQ, and leads down to a paving stone patio, with fully fenced yard that adds security for your kids and pets. The underground sprinklers are installed front and back, and the double attached garage is heated for even more comfort. Close to parks and playgrounds, and 2 future elementary schools, its move in ready, and the large corner lot affords additional parking. The recently installed solar panels are the cherry on top of this already perfect property! Come have a look and start your new chapter here.