



**GRASSROOTS**  
REALTY GROUP

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**661 Devonia Road W  
Lethbridge, Alberta**

**MLS # A2276213**



**\$599,900**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,295 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Level		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	none		

Brand new, fully finished, and priced to outperform in value! Offering 5 bedrooms (3 up, 2 down) and 3 bathrooms, with a bright walkup basement, this build delivers the space, layout, and upgrade package your looking for! Step inside to a large and beautiful foyer, and up to an open, modern main floor featuring a showpiece cozy living room fireplace, granite countertops throughout the whole house, full-height cabinetry to the ceiling for a clean, high-end finish, and a full energy star appliance package including washer, dryer, a gas stove and central air! The main floor primary suite checks every box with a walk-in closet, a gorgeous private ensuite, and laundry just outside the door! The 2 secondary bedrooms on the main offer no compromise in size. Downstairs, the 9' basement ceilings and huge windows make the lower level feel anything but "basementy." You'll love the secondary laundry setup, (start training those teens!) the wet bar for entertaining, extra large family room, and the smart design that creates an unbelievable amount of storage under and around the stairs. Add in the stunning contrast of the black hand rails paired with bright walls and warm vinyl floors, instant hot water on demand, full energy smart build from top to bottom, and a front attached double garage already plumbed for heat—plus the opportunity to add rear parking if you want to explore it, and you've got a home that's both lifestyle and long-term value. Call your agent today to book your private viewing now, and make this beautiful house your home.