



GRASSROOTS
REALTY GROUP

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**323 Skeena Crescent W
Lethbridge, Alberta**

MLS # A2276603



\$572,000

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,582 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CL
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this meticulously maintained Van Arbour–built two-storey home, ideally located on a quiet crescent in the newer, family-friendly community of Garry Station in West Lethbridge. Fully developed and truly move-in ready, this property offers the kind of space, comfort, and thoughtful upgrades that appeal to both growing families and professionals who want a home that simply works. The main floor is bright and open, anchored by a spacious living room with large windows and a cozy gas fireplace that makes the space feel warm and inviting. The kitchen has recently been elevated with standout upgrades, including a brand-new industrial Milano gas range, a Miele dishwasher, and a Samsung refrigerator, blending everyday functionality with serious cooking appeal. There’s plenty of cabinetry, a walk-in pantry, and a layout that flows naturally into the sun-filled dining area, which opens directly onto the deck and backyard for easy entertaining and relaxed family gatherings. Custom cabinetry and built-in storage are woven throughout the home, adding both style and practicality in spaces like the laundry room, dining area, closets, and even the heated garage, where added shelving keeps everything organized and accessible. Outside, the low-maintenance front yard features artificial turf for year-round curb appeal, while the backyard is set up for enjoyment with a deck, underground sprinklers, drip lines to the garden beds, and wiring already in place for a future hot tub. Upstairs, you’ll find two generously sized bedrooms, a full four-piece bathroom, and a well-appointed primary suite that feels like a private retreat. The primary bedroom includes a walk-in closet with custom cabinetry and a spacious ensuite featuring dual vanities, a soaker tub, and a walk-in shower. The fully finished basement adds even more flexibility with a second living

room, a large bedroom, and another beautifully finished four-piece bathroom with heated floors, a detail you'll appreciate during colder months. Additional features include reverse osmosis water filtration and a water softener, rounding out a home that has clearly been cared for and thoughtfully improved. With its smart upgrades, functional layout, and desirable location in a growing west-side neighbourhood, this is a polished, turn-key property that offers comfort, quality, and everyday livability.