



GRASSROOTS
REALTY GROUP

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**1170 Pacific Circle W
Lethbridge, Alberta**

MLS # A2285844



\$674,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,007 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-SL
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: TV mount

Welcome home to this luminous and spacious, meticulously maintained 2021-built 3-bedroom home in the peaceful and family-friendly neighbourhood of Garry Station. Backing onto a park (beautiful view from your back patio!) and filled with many elegant and practical touches, this home is a must-see. The bright and airy entry opens directly onto a beautiful laminate flooring that leads the way towards a large living room with gas fireplace. The gourmet kitchen boasts chic grey cupboards in abundance, complete with gleaming quartz countertops, stainless-steel appliances, a gas cooktop, and a large, workable island with sink. The walk-through pantry is incredibly useful, and connects to the mud room off the garage. The dining area is tucked into a bright nook filled with windows, and a door that leads straight to the patio. The patio also has a gas hook-up for the all-important summertime BBQ season. Going upstairs, the flooring is a comforting carpet which brings us to a generous family room and two good-sized bedrooms as well as a 4pc bathroom. The primary bedroom is at the end of the hallway, and it boasts a large walk-in-closet and spa-like 5 pc ensuite bathroom with a gorgeous tub. The second floor is completed by a laundry room which makes washing day so much easier when it can be done upstairs. The home also has a large basement, currently unfinished and waiting to be turned into something spectacular. The basement has a walk-out to the fenced, very private, large back yard, making this home ideal for families looking for space to grow. This home is warm and welcoming, the perfect place to start the next chapter of your life.