



**1366 Pacific Circle W
Lethbridge, Alberta**

MLS # A2292603



\$569,900

Division:	Garry Station		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,912 sq.ft.	Age:	2019 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R-SL

Foundation: Poured Concrete

Utilities: -

Features: Closet Organizers, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

Inclusions: None

Welcome to this family friendly 1,912 sq. ft. two-storey in desirable Garry Station West! Thoughtfully designed and fully finished from top to bottom, this 5-bedroom, 3.5-bath home offers exceptional style and function. Built by a reputable Ashcroft known for custom lighting, built-ins, and modern design touches, it delivers both comfort and sophistication. The main level showcases a bright open layout with a feature fireplace, spacious living and dining areas, and a well-appointed kitchen. Upstairs, you'll find four bedrooms, including a beautiful primary suite with a large walk-in closet and a spa-like ensuite w/ oversized shower. Bonus: convenient upper laundry room. Downstairs, the fully finished basement adds even more living space with a versatile family room, additional bedroom, and full bathroom. Outside, enjoy the private fenced backyard with a raised garden bed, landscaping, and plenty of room for entertaining. Extras include central A/C, a double attached garage, and outstanding curb appeal. Located close to the YMCA and amenities.