



**1354 Pacific Circle W
Lethbridge, Alberta**

MLS # A2295907



\$499,900

Division:	Garry Station		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	RSL
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Walk-In Closet(s)		

Inclusions: Blinds, Heater in Garage, Shed, Outdoor storage container, Shelving in Garage, Fridge in Basement, Dart Board, Wall cabinets in Hobby Room, Circular display shelf in Livingroom.

Hard to Believe that this home is 7 years old., the care and love that this home has had is amazing. Walking up to the home you will notice the modern Elevation and paving stone court yard. Once inside you will enjoy all the natural light this home brings. The kitchen with large island, and Quartz countertops, dining area and Living room all overlook the back yard. For those that don't want a lot of stairs the Primary bedroom complete with 4 piece ensuite and walk-in closet are located on the main floor. Just a few stairs up you will find the two kids bedrooms with there own 4 piece bathroom to share. There is also the convenience of laundry upstairs as well. The basement is professionally developed with some of the sellers own personal touches. The 2 hobby rooms were both used as a sewing/storage room and a work shop. Both of these could easily be converted into 2 more bedrooms. The 2 piece bath has the tub rough-in for future full bathroom. In the winter time you will love the Heated garage which is also extra long on the one side, great for additional storage. Outside you will enjoy the deck, manicured yard, flower beds, shed and storage container. Located in a quiet part of Garry Station and close to the new school. Lots of inclusions including Kitchen appliances, Washer/Dryer, freezer and extra fridge down, central Air, Blinds, Heater in Garage, loads of shelving. Balance of NHW remains with the home.