



**812 Devonia Circle W  
Lethbridge, Alberta**

**MLS # A2119908**



**\$575,000**

<b>Division:</b>	The Crossings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,525 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Standard Shaped Lot		

<b>Heating:</b>	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding	<b>Zoning:</b>	R-CL
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	see appliances		

You asked and Custom Quality Build listened! Under construction & scheduled to be ready for July 2024 is this fully finished to the basement 2 storey home in The Crossings with energy efficiency in mind! This home has built-green certification with high efficiency dual zone furnace, Heat Recovery ventilation system, solar-ready panel, & is ready to install a charger for an electric vehicle! Welcoming entry and door to double garage. Well designed open plan for kitchen, dining room, and living room. Kitchen features quartz counters, stainless steel appliance package, & corner pantry. Garden doors to deck out back just off the dining room. Living room features big window to let in plenty of light, and an electric fireplace to cozy up to in the winter. Main floor also has a 2 piece bath. Upper level has 4 bedrooms including primary bedroom with 5 piece ensuite featuring double vanity and tub/shower combo. There is also a laundry closet, with machines included, on this level. There is also another full 4 piece bathroom. Basement has separate side entrance and will be fully developed with family room with wet bar, 5th bedroom, 4 piece bathroom, and utility room that also features secondary laundry hookups. Could easily convert to space for multigenerational living! Home will come with convenience of central a/c and tankless hot water. The Crossings neighbourhood features all hardiboard sided homes and proximity to parks, schools, restaurants, shopping, YMCA with pool, ice rinks, and other amenities!