



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**777 Atlantic Cove W  
Lethbridge, Alberta**

**MLS # A2142294**



**\$599,000**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | The Crossings                           |               |                  |
| <b>Type:</b>     | Residential/House                       |               |                  |
| <b>Style:</b>    | 2 Storey                                |               |                  |
| <b>Size:</b>     | 1,883 sq.ft.                            | <b>Age:</b>   | 2020 (4 yrs old) |
| <b>Beds:</b>     | 4                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                  |               |                  |
| <b>Lot Size:</b> | 0.94 Acre                               |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Lawn, Landscaped |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl   | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Composite Siding, Wood Frame  | <b>Zoning:</b>    | R-CL |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | Fridge, Stove, Dishwasher, Washer, Dryer, All Window Coverings, Garage Door Openers and remotes, A/C Unit.                                  |                   |      |

Welcome to 777 Atlantic Cove W, a stunning and spacious home located in the desirable community of Lethbridge. This beautifully designed property offers a perfect blend of modern amenities and comfortable living spaces, making it an ideal choice for families seeking both style and functionality. Upon entering the home, you are greeted by a welcoming main floor that features a Great Room, perfect for entertaining guests or relaxing with family. The layout seamlessly connects the Great Room to the Kitchen and dining area, creating a harmonious flow throughout the main living spaces. The kitchen is equipped with modern appliances, ample counter space, and a convenient layout that makes meal preparation a breeze. Adjacent to the kitchen, the dining area provides a charming space for family meals and gatherings. Additionally, the main floor includes a mud room, offering practical storage solutions for outdoor gear, and a 2-piece bathroom for guests' convenience. The second level of this home is thoughtfully designed to provide a peaceful retreat for all family members. The Primary bedroom is a true sanctuary, complete with a luxurious 5-piece ensuite. Two additional bedrooms on this level are generously sized and share a well-appointed 4-piece bathroom. A bonus room on the second floor offers a versatile space that can be used as a playroom, home office, or additional lounge area, catering to the diverse needs of a modern family. The basement of this home is fully finished, providing even more living space and versatility. It features another bedroom, ideal for guests or a growing family, and an additional bathroom for added convenience. The spacious family room in the basement is perfect for movie nights, game days, or simply unwinding after a long day. Outside, the property boasts a nice backyard with a covered deck, offering a wonderful

outdoor space for dining, relaxation, and entertaining. The covered deck ensures that you can enjoy the outdoors in comfort, regardless of the weather. 777 Atlantic Cove W is not just a house; it's a home that offers comfort, style, and ample space for a growing family. Contact your favourite Realtor today!